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AÑO DE LA RECONSTRUCCIÓN DE LA NACIÓN ARGENTINA

Joint Signature Report

Number: IF-2025-128825851-APN-DC#MRE

CITY OF BUENOS AIRES
Wednesday, 19 November 2025

Reference: EVALUATION REPORT – “Contracting of asbestos and hazardous materials removal work, and repair of the façades of the Official Residence of the Embassy of the ARGENTINE REPUBLIC in the UNITED STATES OF AMERICA”.

EVALUATION REPORT

Selection Procedure: Public Tender EEEUU No. 1/2025

Electronic File: EX-2025-89175536-APN-DGD#MRE

Purpose of the Contract: "Asbestos and hazardous materials removal services, and repair of the façades of the Official Residence of the Embassy of the ARGENTINE REPUBLIC in the UNITED STATES OF AMERICA"

With respect to the selection procedure carried out through Public Tender USA No. 1/2025, this Evaluation Committee (COMEV) conducted an analysis of the proposals submitted by the firms APEX BUILDERS GROUP, ACCESS CONSTRUCTION & ENVIRONMENTAL, BOSTON ENVIRONMENTAL, PROGRESS ENVIRONMENTAL, and VENTURA CONSTRUCTION, taking into account the formal aspects and the qualifications of the bidders, as reflected in the “Documentation Control Table” attached hereto as an Embedded File.

In this regard, and in accordance with the provisions of the Regulations of the National Administration Procurement Regime approved by Decree No. 1030/2016, which is analogously applicable to procurements carried out abroad by operational procurement units based overseas, as provided by the Opinion of the NATIONAL PROCUREMENT OFFICE, recorded in the Official Document Electronic Generator Module under code IF-2016-03037750-APN-ONC#MM, and in accordance with CT SUBCO No. 10.364/16 of October 4, 2016, the following considerations are made:

1. Through the Report registered in the Official Document Electronic Generator Module under code IF-2025-124761033-APN-DGISYAB#MRE on November 10, 2025, the General Directorate of Infrastructure, Services, and Asset Administration requested that the bidding firms ACCESS CONSTRUCTION & ENVIRONMENTAL, BOSTON ENVIRONMENTAL, PROGRESS ENVIRONMENTAL, and VENTURA CONSTRUCTION submit correctable documentation and/or clarifications that were not included in their proposals.

Specifically, the firm ACCESS CONSTRUCTION & ENVIRONMENTAL was requested to submit:
i) the quotation prices in the format of Annex A (Quotation Sheet) and Annex A1 (Detailed Price Sheet),

without modifying the amounts previously offered, in accordance with the provisions of Points 6.1 and 6.2 of the Specific Terms and Conditions; ii) the “Sworn Statement of Compliance with Insurance Regulations and Occupational Health and Safety Standards” (ANNEX B), duly completed and signed by the legal representative, in accordance with the provisions of Point 6.6 of the Specific Terms and Conditions; iii) the “Site Visit Certificate” (ANNEX C) provided by the Embassy at the time of the visit to the facilities, in accordance with the provisions of Point 6.7 of the Specific Terms and Conditions; iv) the “List of Previous Projects” (ANNEX D) detailing the area of the properties involved, in accordance with the provisions of Point 6.8 of the Specific Terms and Conditions; and v) the detailed execution timeline of the tasks contemplated in the Work Plan, in accordance with the provisions of Point 6.9 of the Specific Terms and Conditions.

With respect to the offer submitted by BOSTON ENVIRONMENTAL, the firm was requested to submit: i) the “Site Visit Certificate” (ANNEX C) provided by the Embassy at the time of the visit to the facilities, in accordance with the provisions of Point 6.7 of the Specific Terms and Conditions; ii) the “List of Previous Projects” (ANNEX D) detailing the area of the properties involved, in accordance with the provisions of Point 6.8 of the Specific Terms and Conditions; and iii) the Work Plan, in accordance with the provisions of Point 6.9 of the Specific Terms and Conditions.

With respect to the offer submitted by PROGRESS ENVIRONMENTAL, the firm was requested to submit: i) a detailed description of the scope of tasks related to the removal of lead-based paint, both on carpentry and walls, in accordance with the provisions of Point 6.9 of the Specific Terms and Conditions and Point 1.3.2 of the Technical Specifications; and ii) the licenses required by local authorities for both asbestos and lead removal, in accordance with the provisions of Point 6.10 of the Specific Terms and Conditions.

With respect to the offer submitted by VENTURA CONSTRUCTION, the firm was requested to submit: i) the Work Plan, including within it the timelines for the execution of the tasks, in accordance with the provisions of Point 6.9 of the Specific Terms and Conditions.

2. Furthermore, the formal analysis of the submitted bids revealed the need for all bidders to provide correctable documentation that was not included in their proposals.

Specifically, in the case of the offer submitted by ACCESS CONSTRUCTION & ENVIRONMENTAL, it was necessary to provide: i) documentation proving the company’s incorporation in accordance with local regulations, as established in Point 6.4 of the Specific Terms and Conditions; ii) documentation certifying the authority of the individual signing the offer, in accordance with Point 6.5 of the Specific Terms and Conditions; iii) documentation related to registration with the relevant local tax authority/authorities, in accordance with Point 6.10 of the Specific Terms and Conditions; and iv) the signature, by the same legal representative who signed the submitted proposal, of the Work Plan and copies of the licenses required by local authorities for both asbestos and lead removal, in accordance with the first paragraph of Point 6 of the Specific Terms and Conditions.

With respect to the offer submitted by BOSTON ENVIRONMENTAL, it was necessary to provide: i) documentation proving the company’s incorporation in accordance with local regulations, as established in Point 6.4 of the Specific Terms and Conditions; ii) documentation certifying the authority of the individual signing the offer, in accordance with Point 6.5 of the Specific Terms and Conditions; iii) documentation related to registration with the relevant local tax authority/authorities, in accordance with Point 6.10 of the Specific Terms and Conditions; and iv) the signature, by the same legal representative who signed the submitted proposal, of the Detailed Price Sheet of Annex A.1 and copies of the licenses required by local authorities for both asbestos and lead removal, in accordance with the first paragraph of Point 6 of the Specific Terms and Conditions.

With respect to the offer submitted by PROGRESS ENVIRONMENTAL, it was necessary to provide: i) documentation proving the company’s incorporation in accordance with local regulations, as established in Point 6.4 of the Specific Terms and Conditions; ii) documentation certifying the authority of the individual

signing the offer, in accordance with Point 6.5 of the Specific Terms and Conditions; iii) documentation related to registration with the relevant local tax authority/authorities, in accordance with Point 6.10 of the Specific Terms and Conditions; and iv) the signature, by the same legal representative who signed the submitted proposal, of the Detailed Price Sheet of Annex A.1 and of the Work Plan, in accordance with the first paragraph of Point 6 of the Specific Terms and Conditions.

With respect to the offer submitted by VENTURA CONSTRUCTION, it was necessary to provide: i) documentation proving the company's incorporation in accordance with local regulations, as established in Point 6.4 of the Specific Terms and Conditions; ii) documentation certifying the authority of the individual signing the offer, in accordance with Point 6.5 of the Specific Terms and Conditions; iii) documentation related to registration with the relevant local tax authority/authorities, in accordance with Point 6.10 of the Specific Terms and Conditions; and iv) the signature, by the same legal representative who signed the submitted proposal, of the Detailed Price Sheet of Annex A.1

With respect to the offer submitted by APEX BUILDERS GROUP, it was necessary to provide: i) documentation proving the company's incorporation in accordance with local regulations, as established in Point 6.4 of the Specific Terms and Conditions; ii) documentation certifying the authority of the individual signing the offer, in accordance with Point 6.5 of the Specific Terms and Conditions; and iii) documentation related to registration with the relevant local tax authority/authorities, in accordance with Point 6.10 of the Specific Terms and Conditions.

Following the pertinent requests, sent via institutional email and through CA USA No. 12,046/25 dated November 17, 2025, the Representation submitted the additional documentation provided by the bidders, in accordance with the provisions set forth in Point 12 of the Specific Terms and Conditions of the Tender.

Furthermore, the Embassy reported that the company PROGRESS ENVIRONMENTAL did not respond to the request for correction timely submitted, within the period established for this purpose.

3. According to the Report recorded in the Official Document Generator Module under code IF-2025-128354923-APN-DGISYAB#MRE dated November 18, 2025, the General Directorate of Infrastructure, Services, and Asset Management conducted the technical and economic analysis of the proposals submitted.

In this regard, it was noted that the documentation submitted by the bidding companies ACCESS CONSTRUCTION & ENVIRONMENTAL, APEX BUILDERS GROUP, and VENTURA CONSTRUCTION complies with all the technical requirements established in Clause 6 of the Specific Terms and Conditions of the Tender.

Furthermore, it was indicated that the bidder BOSTON ENVIRONMENTAL does not meet the requirement set forth in Point 6.8 of Clause 6 of the Specific Terms and Conditions of the Tender, as it does not have at least ONE (1) project involving asbestos removal in buildings with a surface area equal to or greater than 700 m².

Lastly, it was stated that the bidder PROGRESS ENVIRONMENTAL does not comply with the requirement set forth in Point 6.9 of Clause 6 of the Specific Terms and Conditions of the Tender, as it did not define (neither in its bid nor in the corresponding clarification request) the scope of the tasks in the Work Plan, making it impossible to determine whether the bid includes all the work specified in the Technical Specifications.

Regarding the economic reasonableness of the bids, the aforementioned General Directorate evaluated the quoted prices in comparison with the estimated amounts for the items included in this tender and, in the particular case of Item No. 1, with the value estimated by the company that conducted the asbestos detection report (Annex H of the Specific Terms and Conditions of the Tender).

In this regard, it is noted that the cost estimate for Item No. 1 amounts to FOUR HUNDRED FIVE THOUSAND UNITED STATES DOLLARS (USD 405,000), while the calculation carried out by the company that prepared the asbestos detection report (Annex H of the Specific Terms and Conditions of the Tender) amounts to FOUR HUNDRED TWENTY THOUSAND UNITED STATES DOLLARS (USD 420,000).

For its part, the estimated amount for the work included in Item No. 2 amounts to NINE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED NINETY UNITED STATES DOLLARS (USD 949,990).

In this regard, the General Directorate of Infrastructure, Services, and Asset Management concluded that:

- The bid submitted by PROGRESS ENVIRONMENTAL for Item No. 1 of Public Tender USA No. 1/2025, in the amount of ONE HUNDRED TWENTY-FIVE THOUSAND UNITED STATES DOLLARS (USD 125,000), is not reasonable under these terms, as it represents a decrease of SIXTY-NINE POINT FOURTEEN PERCENT (69.14%) compared to the previously estimated value and a negative deviation of SEVENTY POINT TWENTY-FOUR PERCENT (70.24%) from the value estimated by the company that prepared the asbestos detection report (Annex H of the Specific Terms and Conditions of the Tender).

Furthermore, it was considered that the significant deviation of the bid from the estimated amounts and in relation to the other bids submitted is linked to the fact that not all tasks requested in the Technical Specifications were priced, nor was this clarified during the correction stage. • The bid submitted by ACCESS CONSTRUCTION & ENVIRONMENTAL for Item No. 1 of Public Tender USA No. 1/2025, in the amount of FOUR HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED UNITED STATES DOLLARS (USD 488,500), is deemed reasonable, as it represents a deviation of TWENTY POINT SIXTY-TWO PERCENT (20.62%) above the budgeted amount and an increase of SIXTEEN POINT THIRTY-ONE PERCENT (16.31%) over the value estimated by the company that prepared the asbestos detection report (Annex H of the Specific Terms and Conditions of the Tender)

- The bid submitted by BOSTON ENVIRONMENTAL for Item No. 1 of Public Tender USA No. 1/2025, in the amount of FIVE HUNDRED THREE THOUSAND TWENTY-NINE DOLLARS AND FIFTEEN CENTS (USD 503,029.15), is considered reasonable, as it is TWENTY-FOUR POINT TWENTY PERCENT (24.20%) above the budgeted amount and NINETEEN POINT SEVENTY-SEVEN PERCENT (19.77%) above the value estimated by the company that prepared the asbestos detection report (Annex H of the Specific Terms and Conditions of the Tender).

- The bid submitted by APEX BUILDERS GROUP for Item No. 1 of Public Tender USA No. 1/2025, in the amount of FIVE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED FORTY UNITED STATES DOLLARS (USD 564,840), is not considered reasonable, as it is THIRTY-NINE POINT FORTY-SEVEN PERCENT (39.47%) above the budgeted amount and THIRTY-FOUR POINT FORTY-NINE PERCENT (34.49%) above the value estimated by the company that prepared the asbestos detection report (Annex H of the Specific Terms and Conditions of the Tender).

Similarly, the bid submitted by APEX BUILDERS GROUP for Item No. 2 of Public Tender USA No. 1/2025, in the amount of THREE MILLION TWO HUNDRED SIXTEEN THOUSAND SIX HUNDRED SEVENTY-ONE DOLLARS AND FIFTY CENTS (USD 3,216,671.50), is not considered reasonable, as it is TWO HUNDRED THIRTY-EIGHT POINT SIX ZERO PERCENT (238.60%) above the budgeted amount.

- The bid submitted by VENTURA CONSTRUCTION for Item No. 2 of Public Tender USA No. 1/2025, in the amount of EIGHT HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED THIRTEEN DOLLARS AND SEVEN CENTS (USD 884,813.07), is considered reasonable, as it is SIX POINT EIGHTY-SIX PERCENT (6.86%) below the estimated amount.

In light of the foregoing and in accordance with the provisions of Article 83 of the Regulations approved by Decree No. 1030/16, this Evaluation Committee recommends:

- To reject the bid submitted by **PROGRESS ENVIRONMENTAL**, for failing to respond to the corrections timely requested within the period established for this purpose, in accordance with the provisions set forth in Point 12 of the Specific Terms and Conditions of the Tender.
- To reject the bid submitted by **BOSTON ENVIRONMENTAL**, for not having at least ONE (1) project involving asbestos removal in buildings with a surface area equal to or greater than 700 m², in accordance with the provisions set forth in Point 6.8 of the Specific Terms and Conditions of the Tender.
- To reject the bid submitted by **APEX BUILDERS GROUP**, for not being economically reasonable.
- To award Item No. 1 of Public Tender USA No. 1/2025 to **ACCESS CONSTRUCTION & ENVIRONMENTAL**, in the amount of FOUR HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED UNITED STATES DOLLARS (USD 488,500), including taxes and social charges, for technically meeting the requirements and being economically advantageous.
- To award Item No. 2 of Public Tender USA No. 1/2025 to **VENTURA CONSTRUCTION**, in the amount of EIGHT HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED THIRTEEN DOLLARS AND SEVEN CENTS (USD 884,813.07), including taxes and social charges, for technically meeting the requirements and being economically advantageous.