

TERMS OF REFERENCE

PURCHASE AND INSTALLATION OF HIGH EFFICIENT GAS BOILERS FOR THE GENERAL SECRETARIAT OF THE ORGANIZATION OF AMERICAN STATES (GS/OAS)

1. Scope of Work

The General Secretariat of the Organization of American States (GS/OAS), through the Department of General Services (DGS) a public international organization, is seeking competitive turnkey proposals from an Engineering Company to furnish and install high efficiency gas boilers at the OAS buildings listed below.

- A. Main Building (MNB) Located on the corner of 17th Street and Constitution Ave., N.W., Washington, D.C. 20006.
- B. Administrative Building (ADM) located at the corner of 19th street and constitution Ave., N.W., Washington, D.C. 20006.
- C. Art Museum of the Americas (AMA) located on 201 18th Street, N.W., Washington, D.C. 20006, USA (corner of 18th Street and Constitution Ave.).

The following activities should be completed, not excluding other activities and parts required to perform this work:

- Furnish and install one (1) new high efficiency, natural gas-fired condensing boiler with a capacity of 2790 MBH to be located in the chiller plant room of the MNB Building.
- Furnish and install two (2) new high efficiency, natural gas-fired condensing boilers, one with a capacity of 2325 MBH and one with a capacity of 930 MBH, both to be located in the chiller plant room of the ADM Building.
- Furnish and install one (1) new high efficiency, natural gas-fired condensing boiler with a capacity of 320 MBH to be located in the basement area of the AMA Building.
- Furnish and install three (3) new electric humidifiers to serve three (3) existing Air Handling Units (AHUs), two (2) in the penthouse and one (1) in the chiller plant room of the ADM Building.
- Furnish and install one (1) new hot water pump to serve two (2) existing Air Handling Units (AHUs) in the penthouse of the ADM Building.
- Furnish and install HW piping between the basement and penthouse of the ADM Building.
- Furnish and install domestic water piping from existing mains to the three (3) new humidifiers in the ADM Building.
- Run power to the locations of the new boilers, for pump, boiler and humidifier power.
- Provide core driller to drill through wall to run boiler outdoor air and flue piping. • Run flue piping outside of the boiler rooms as per code.
- Furnish and install all sensors for boiler operation.
- Washington Gas will be providing new natural gas piping and meters to the exterior of all three buildings to serve the new boilers. Coordinate with Washington Gas to furnish and install natural gas piping from the new meter at each building to feed each new boiler.
- Provide training of the OAS Building Engineering team for new boiler system operations, as well as how to properly operate and adjust set points of the new boilers.

- Start-up & commissioning will be done once the location of the gas supply is finalized by Washington Gas. All new natural gas piping shall be painted yellow.
- Check configuration of each boiler with combustion analyzer.
- Coordinate and implementation with Siemens all activities to add the boilers to the Energy Management System (EMS).
- Implement the sequences of operations as described on the design drawings, including the set-up for outdoor temperature reset.
- Cleanup job area daily.

2. Products and Services

The Company will prepare and deliver the following reports/products and provide the following services for each building Heat Boiler Installation.

- 2.1.** Implementation of the project based on the attached Construction Documents.
- 2.2.** Details of activities for the implementation of the High Efficiency Gas Boilers.
- 2.3.** Detailed description, providing the labor, tools and materials for implementation of the High Efficiency Gas Boilers and associated accessories by the specifications and design of Item 1 above and MEP and ARQ Sets (**Appendix 1 and 2**).
- 2.4.** Construction schedule of the implementation of the High Efficiency Gas Boilers.
- 2.5.** Detail of payment schedule.