

ANNEX I
TERMS OF REFERENCE
(Revised 08/30/24)
OAS – Administrative Building – Terrace Repairs (ECA)

The Department of General Services (DGS) of the General Secretariat of the Organization of American States (GS/OAS) following the Existing Conditions Report (ECA) and seeking to improve the condition of the terrace on the second floor of the Administrative Building located at 1801 Constitution Ave., NW Washington DC 20006. **The terrace must undergo a series of repairs as part of this process.**

1. Objective.

The objective of this performance contract is the complete repair of the flooring surfaces on the terrace, and the repair of the fountain. Also, the existing stone, concrete surfaces, floor surfaces, and metal railing need cleaning.

2. Scope of Work (Please see the attached plan for reference)

1. Remove capstones from the existing wall and reinstall the capstones.
2. Remove 7 granite stones on the existing retaining walls and re-install the same granite stones.
3. RegROUT all stones in retaining walls.
4. Remove all existing **flagstones** up to **the** granite and fountain curb.
5. Repair/replace all main water drains (4) to below-grade **connections** on the ground floor (as needed). **Access the existing drainpipes from the library walls as needed.**
6. Install sleeves in downspouts and provide cleanout to drain lines at ground level.
7. Remove 2 existing planter boxes, including retaining walls **and planter fill.**
8. Remove and **reinstall the existing benches.**
9. Remove the granite border (except for **the fountain and exterior walls**) and remove the **granite curb and the pebble stone curb up to the building wall.**
10. Steam washes the surface **of the concrete slab prior to waterproofing.**
11. Waterproof the entire concrete slab floor up to the granite curb **of the exterior walls, the fountain curb, and the building walls.**
12. Fix/replace/adjust the base layer/substrate **with a roofing system (such as TPO) that is compatible with the new Raised Floor Access system, and grade the finished surface towards existing drains.**
13. **Install new pavers, previously approved by DGS, on Raised Floor Access system, and level with existing curbs and terrace entrance (approx. 3,000 sq ft). See Addendum 1 (below) for more information on the Raised Floor Access system.**
14. Stone pointing on the water fountain.
15. Seal the inside of the fountain and replace all tiles, **previously selected by the DGS, inside the fountain.**
16. Repair/repoint the existing perimeter granite curb **at the exterior walls and the fountain.**
17. **Install 1 electrical box with 4 outlets above the flooring surface and below pavers and connect to the electrical panel in the floor below.**
18. Power wash the curbs, **benches**, and retaining walls.

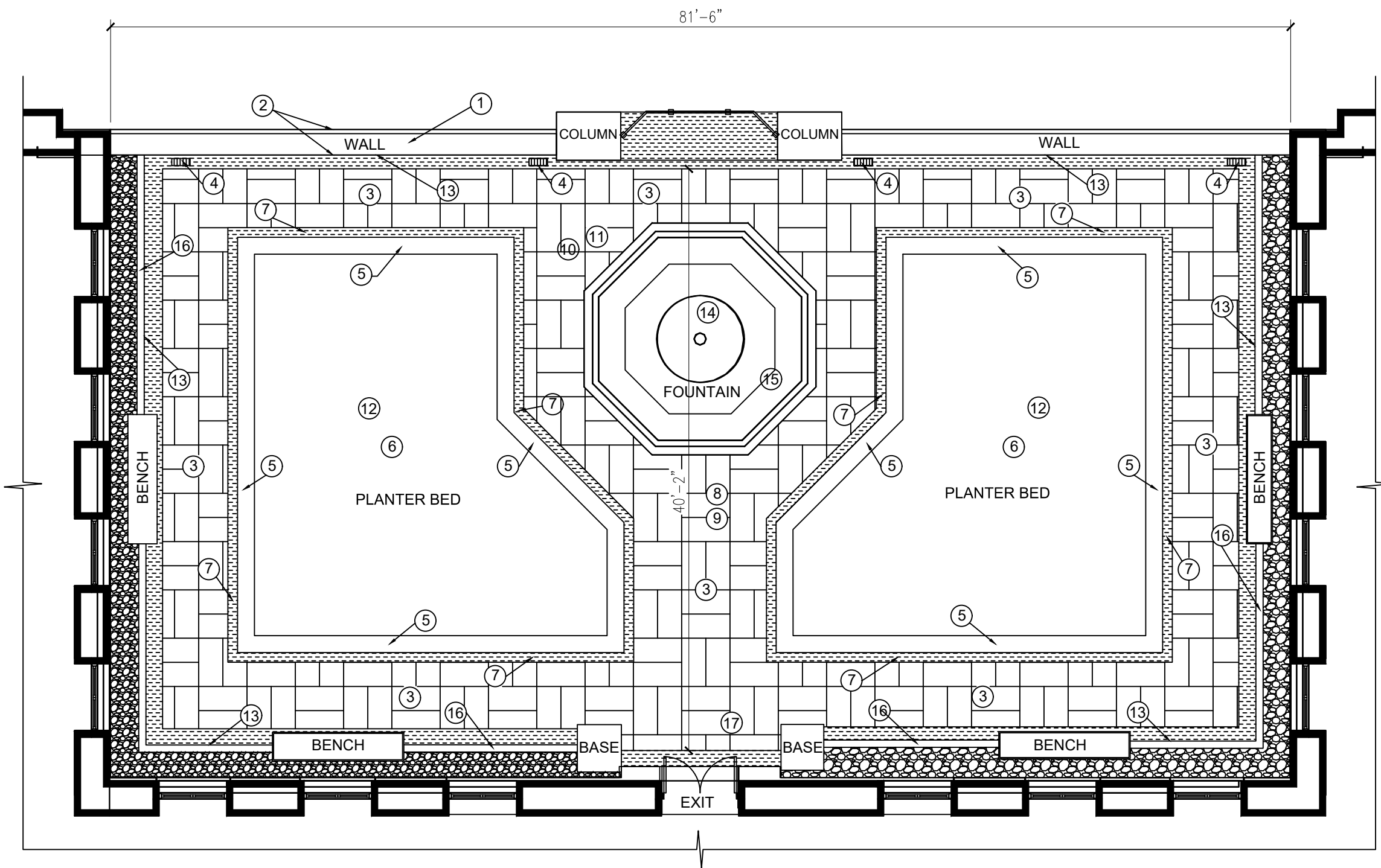
ADDITIONAL ITEM #1

- RegROUT all perimeter walls, up to the roof from the terrace floor, and the north façade wall (Library below terrace) and seal all joints as needed in all stones in the north façade as needed.
- Steam wash north façade.

Addendum 1

Flooring Replacement Specifications:


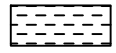

- Use a Raised Floor Access system by Porcelanosa USA or a similar raised floor solution (such as a pedestal paver system). Please see the link with information on the system:
<https://www.porcelanosa.com/en/building-systems/raised-access-flooring/>
- Tile options: BOTTEGA ACERO ANTISLIP or BOTTEGA CALIZA ANTISLIP or similar non-slip paver for exterior use.
- Tile Format: Use large format square tile (24" x 24" or similar in size)
- Type of joint : 1/2 staggered.
- After removing existing flooring stones and base, waterproof the concrete slab and prepare the slab with a waterproof membrane or a roofing solution compatible with the Raised Floor Access system (such as TPO or similar)
- Install the Raised Floor Access system according to the manufacturer's instructions.



KEY NOTES

- ① REMOVE CAPSTONES FROM EXISTING WALL AND REINSTALL THE CAPSTONES.
- ② REMOVE 7 GRANITE STONES ON THE EXISTING RETAINING WALLS AND RE-INSTALL THE SAME GRANITE STONES.
- ③ REGROUT ALL STONES IN RETAINING WALLS.
- ④ REMOVE ALL EXISTING FLAGSTONE UP TO GRANITE CURB, AND FOUNTAIN CURB, AND BUILDING WALLS.
- ⑤ REPAIR/REPLACE ALL MAIN WATER DRAINS (4) TO BELOW GRADE CONNECTION ON THE GROUND FLOOR (AS NEEDED).
- ⑥ INSTALL SLEEVES IN DOWNSPOUTS AND PROVIDE CLEANOUTS TO DRAIN LINES AT GROUND LEVEL.
- ⑦ REMOVE 2 EXISTING PLANTER BOXES, INCLUDING WALLS AND PLANTER FILL
- ⑧ REMOVE BENCHES AND REINSTALL
- ⑨ REMOVE GRANITE BORDER. (EXCEPT FOR FOUNTAIN AND BELOW THE EXTERIOR WALLS)
- ⑩ STEAM WASH CONCRETE SLAB SURFACE PRIOR TO WATERPROOFING.
- ⑪ WATERPROOF ENTIRE CONCRETE SLAB FLOOR UP TO BUILDING WALLS. GRANITE CURB OF EXTERIOR WALLS, AND FOUNTAIN CURB.
- ⑫ FIX/REPLACE/ADJUST BASE LAYER/SUBSTRATE WITH ROOFING SYSTEM COMPATIBLE WITH NEW FLOOR ACCESS SYSTEM, AND GRADE TOWARDS EXISTING DRAINS
- ⑬ INSTALL NEW PAVERS (APPROX. 3,000 SQ FT), PREVIOUSLY APPROVED BY DGS, ON RAISED FLOOR ACCESS SYSTEM AND LEVEL WITH EXISTING CURBS AND TERRACE ENTRANCE
- ⑭ STONE POINTING ON WATER FOUNTAIN.
- ⑮ SEAL INSIDE OF FOUNTAIN AND REPLACE ALL TILES INSIDE FOUNTAIN.
- ⑯ REPAIR EXISTING GRANITE CURB AT FOUNTAIN AND EXTERIOR WALL.
- ⑰ INSTALL 1 ELECTRICAL BOX WITH 4 OUTLETS ABOVE FLOORING SURFACE AND BELOW PAVERS, AND CONNECT TO THE ELECTRICAL PANEL IN THE FLOOR BELOW.
- ⑱ POWER WASH CURBS, FLAGSTONE WALKWAYS, BENCHES, AND RETAINING WALLS.

LEGEND

-  PEBBLE PAVING
-  GRANITE BORDER
-  FLAGSTONE PAVING

TERRACE EXISTING / DEMO FLOORPLAN

SCALE: 1/8" = 1'-0"

ADDITIONAL ITEMS

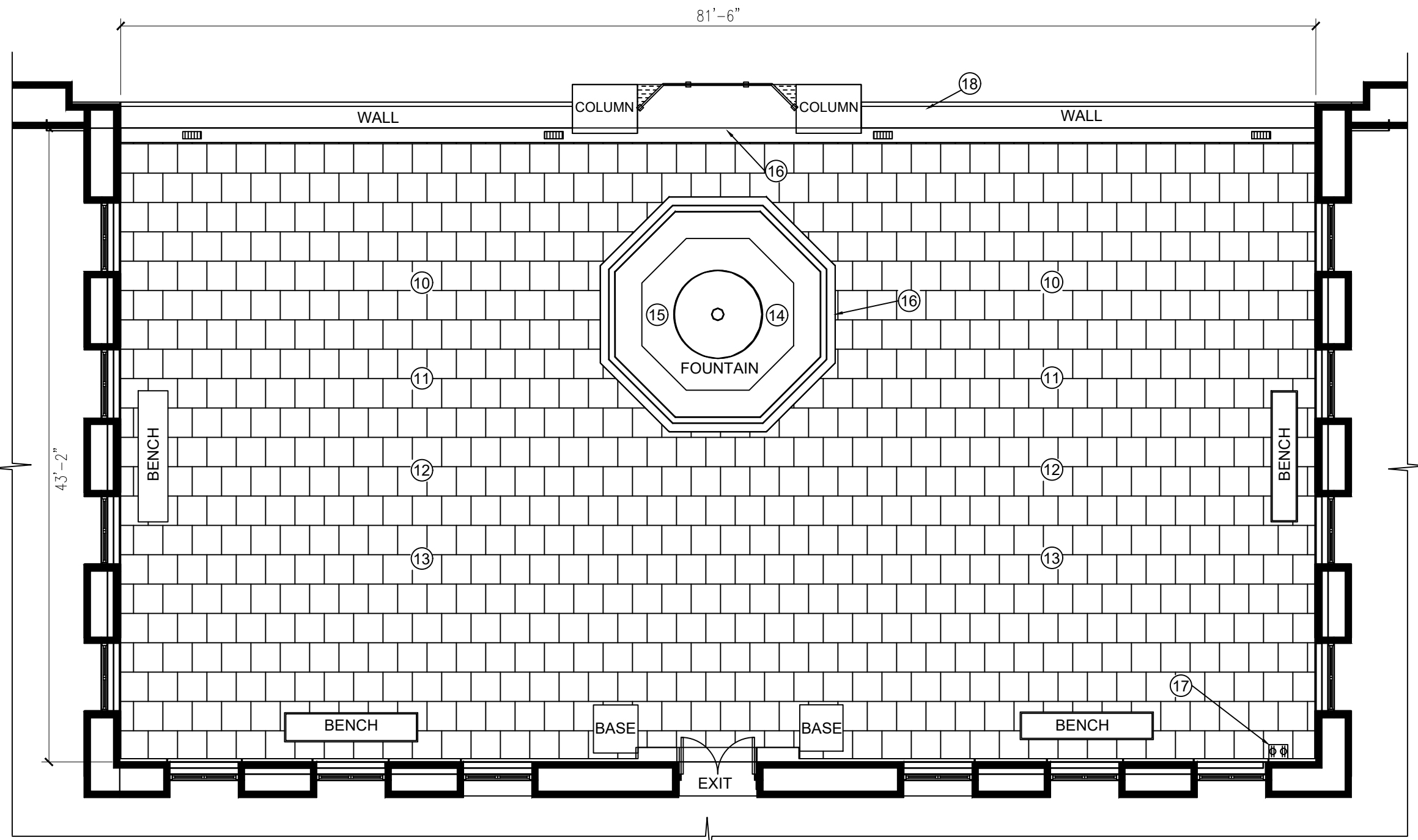
- REGROUT ALL PERIMETER WALLS, UP TO ROOF FROM TERRACE FLOOR, AND THE NORTH FAÇADE WALL, (LIBRARY BELOW TERRACE) AND SEAL ALL JOINTS AS NEEDED IN ALL STONES IN NORTH FAÇADE AS NEEDED.
- STEAM WASH NORTH FAÇADE

DATE AUG. 30, 2024
 SHEET 1 OF 2
 JOB No. ADM-01-23

CLIENT ORGANIZATION OF AMERICAN STATES

OAS ADMIN. BLDG TERRACE
 1901 CONSTITUTION AVE., NW
 WASHINGTON DC 20006

DRAWN	RVC	REFERENCES	
DESIGNED		PLAT BK.	
CHECKED		PLAT No.	
SCALE	1/8" = 1'	LIBER	
		FOLIO	
		FIELD BOOK	
		PAGE No.	



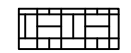


TERRACE PROPOSED FLOORPLAN

SCALE: 1/8" = 1'-0"

USABLE TERRACE AREA (EXCLUDING FOUNTAIN) = APPROX. 2,800 SQ. FT.

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- STEAM WASH NORTH FAÇADE

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