



CLUJ-NAPOCA COMPREHENSIVE TRANSPLANT CENTRE JUSTIFICATION OF THE INVESTMENT VALUE



CONTENTS

Justification of the investment value	3
Total investment value (estimated)	3
Estimated design and technical assistance costs supported by the design team	6
Correlation of the estimated investment value with the cost standard approved by Government Decision (HG) 363/2010	7

LIST OF FIGURES

Table 1 Estimated total investment value	5
Table 2 Estimated design and technical assistance costs supported by the design team	6
Table 3 Cost/sqm for investments in the healthcare field according to HG 363/2010.	7
Table 4 Update of the costs/sqm estimated by Government Decision (HG) 363/2010 with the inflation rate	7



JUSTIFICATION OF THE INVESTMENT VALUE

The estimation of the total investment value was made starting from the cost indicators adopted within the feasibility study carried out by the Ministry of Health for the Cluj Regional Emergency Hospital, by reporting them to an average value/built sqm. The calculation was made by rounding up the estimated built-up area, from 39,881 sqm to **40,500** sqm. The table below details this approach for the main chapters. The values expressed are in euros, excluding VAT.

TOTAL INVESTMENT VALUE (ESTIMATED)¹

Chapter	Name of chapter and subchapters of expenses	Estimated price (euro / sqm)	Total (euro, exclusive of VAT)
CHAP. 1	Expenses for obtaining and arranging the land	15	607,500
1.1	Obtaining the land	0.00	0
1.2	Land preparation	3.00	121,500
1.3	Landscaping, environmental protection and restoration to the initial state	8.00	324,000
1.4	Expenses for the relocation/protection of utilities	4.00	162,000
CHAP. 2:	Expenditures for providing the utilities necessary for the objective	50.00	2,025,000
	(water supply, sewerage, natural gas supply, heat agent, electricity, access roads, telecommunications, other utilities)		
CHAP. 3:	Expenses for design and technical assistance	156,00	6.318.000
3.1	Technical reports / Investigations (field investigations, environmental impact report, other specific investigations)	1,50	60.750
3.2	Supporting documentation and expenses for obtaining approvals, agreements and permits	1,50	60.750
3.3	Technical expertise	2,00	81.000
3.4	Certification of energy performance and energy audit of buildings (costs supported by the contracting authority)	1,00	40.500
3.5	Design (preliminary draft, feasibility study / documentation for approval of intervention works and general estimate, technical documentation required to obtain approvals / agreements / permits, technical verification of the quality of the technical project and	80,00	3.240.000

¹ It also includes the design and technical assistance costs.



Chapter	Name of chapter and subchapters of expenses	Estimated price (euro / sqm)	Total (euro, exclusive of VAT)
	execution details, technical project and execution details)		
3.6	Organizing procurement procedures (Provided by the project team of the contracting authority, in-house)	0,00	0,00
3.7	Consultancy Project management for the investment objective, financial audit/ Provided by the project team of the contracting authority, in-house	0.00	0.00
3.8	Technical assistance	70.00	2.835.000
3.8.1	Technical assistance on site, from the design team	20,00	810.000
3.8.2	Construction site management (costs supported by the contracting authority)	50,00	2.025.000
CHAP. 4:	Basic investment expenses	2.220,00	89.910.000
4.1	Constructions and installations	1.550,00	62.775.000
4.2	Assembly of machinery, technological and functional equipment		
4.3	Machinery, technological and functional equipment that requires assembly	50,00	2.025.000
4.4	Machinery, technological and functional equipment that does not require assembly and transport equipment	500,00	20.250.000
4.5	Facilities	90,00	3.645.000
4.6	Intangible assets	30,00	1.215.000
CHAP. 5:	Other expenses	254,00	10.287.000
5.1	Site organization (construction and installation works related to the site organization, expenses related to the site organization)	45,00	1.822.500
5.2	Commissions, instalments, taxes, cost of credit	20	810.000
5.3	Miscellaneous and unforeseen expenses	250,00	10.125.000
5.4	Information and advertising expenses	4,00	162.000
CHAP. 6:	Expenses for technological tests and trials	75,00	3.037.500
6.1	Training of operating personnel	70,00	2.835.000
6.2	Technological tests and trials	5,00	202.500
	GRAND TOTAL	2.770,00	112.185.000
	Of which C+M (1.2 + 1.3 + 1.4 + 2 + 4.1 + 4.2 + 5.1.1)	1.660,00	67.230.000



Table 1 Estimated total investment value



**ESTIMATED DESIGN AND TECHNICAL ASSISTANCE COSTS SUPPORTED
BY THE DESIGN TEAM**

Chapter	Name of chapter and subchapters of expenses	Estimated price (euro / sqm)	Total (euro, exclusive of VAT)	Percentage of the total value ²
CHAP . 3:	Expenses for design and technical assistance	105,00	4.252.500	100%
3.1	Investigations (field investigations, environmental impact report, other specific investigations)	1,50	60.750	1,43%
3.2	Supporting documentation and expenses for obtaining approvals, agreements and permits	1,50	60.750	1.43%
3.3	Technical expertise	2,00	81.000	1,90%
3.4	Certification of energy performance and energy audit of buildings	Costs supported by the contracting authority.		
3.5	Design (preliminary draft, feasibility study / documentation for approval of intervention works and general estimate, technical documentation required to obtain approvals / agreements / permits, technical verification of the quality of the technical project and execution details, technical project and execution details)	80,00	3.240.000	76,19%
3.6	Organization of procurement procedures	Provided by the project team of the contracting authority, in-house.		
3.7	Consultancy (project management for the investment objective, financial audit)	Provided by the project team of the contracting authority, in-house.		
3.8	Technical assistance includes:	20.00	810.000	19,05%
3.8.1	Technical assistance on site, from the design team	20,00	810.000	
3.8.2	Construction site management	Costs supported by the contracting authority		
GRAND TOTAL		105,00	4.252.500	100%

Table 2 Estimated design and technical assistance costs supported by the design team

² The percentage is calculated in relation to the design value covered by the design team.



CORRELATION OF THE ESTIMATED INVESTMENT VALUE WITH THE COST STANDARD APPROVED BY GOVERNMENT DECISION (HG) 363/2010

The cost standards approved by **Government Decision (HG) no. 363 / 2010** approving the cost standards for investment objectives financed from public funds estimate the following values/sqm for investments in the healthcare field:

Indicative	Investment type	Cost / sqm	Euro exchange rate
SCOST-01/MS (annex 2.13)	Regional emergency hospital	1,404 euro/sqm	4.20 lei
SCOST-02/MS (annex 2.14)	County emergency hospital	1,351 euro/sqm	4.20 lei

Table 3 Cost/sqm for investments in the healthcare field according to HG 363/2010

By updating these amounts with the consumer price indices and the inflation rate (according to Table 4), we can conclude that the estimated value for the initial investment meets the cost standard approved by HG 363/2010.

Year of reference	Consumer price index ³	Inflation rate	Estimated cost euro/sqm	
			County emergency hospital	Regional emergency hospital
2010	106.09	6.1	1,351	1,404
2011	105.79	5.8	1,429	1,485
2012	103.33	3.3	1,477	1,535
2013	103.98	4	1,536	1,596
2014	101.07	1.1	1,552	1,613
2015	99.41	-0.6	1,543	1,603
2016	98.45	-1.5	1,519	1,579
2017	101.34	1.3	1,539	1,600
2018	104.63	4.6	1,611	1,674
2019	103.83	3.8	1,672	1,738

Table 4 Update of the costs/sqm estimated by Government Decision (HG) 363/2010 with the inflation rate

³ According to the National Institute of Statistics. Information is available online here:
<https://insse.ro/cms/ro/content/ipc%E2%80%93serie-de-date-anuala>