



CLUJ-NAPOCA COMPREHENSIVE TRANSPLANT CENTRE

DESCRIPTION OF THE SERVICES COVERED BY THE CONTRACT

MAXIMUM DEADLINES FOR PROVIDING THE SERVICES



CONTENTS

1. Description of the services covered by the contract.....	4
1.1. Stage 1 / Preliminary project.....	4
1.2. Stage 2 / Feasibility study	4
1.3. Stage 3 / Urban Zonal Plan of Protected Built Area	5
1.4. Stage 4 / Technical documentation for the approval of the construction works.....	6
1.5. Stage 5 / Technical documentation of execution.....	7
1.6. Stage 6 / Technical assistance	8
1.7. Communication materials	10
2. Maximum deadlines for providing the services	11
3. Works execution schedule – simulation	13



LIST OF FIGURES

Table 1 Stage 1 / Feasibility study. Description of the contracted services.....	4
Table 2 Stage 2 / Feasibility study. Description of the contracted services.....	5
Table 3 Stage 3 / PUZCP. Description of the contracted services.	6
Table 4 Stage 4 / DTAC. Description of the contracted services.....	7
Table 5 Stage 5 / Technical documentation of execution. Description of the contracted services	8
Table 6 Stage 6 / Technical assistance. Description of the contracted services.....	10
Table 7 Maximum deadlines for providing the services	13
Table 8 Works execution schedule - simulation.....	14

1. DESCRIPTION OF THE SERVICES COVERED BY THE CONTRACT

The sections below detail the stages and services that will be the subject of the contract concluded between the beneficiary, the Cluj County Council and the winner of the competition.

1.1. STAGE 1 / PRELIMINARY PROJECT

Stage 1	Preliminary project
	<ul style="list-style-type: none"> General concept of architecture Details of the solution presented during the competition, with the integration of the constraints resulting from the site: written parts (technical report) and drawn parts / scale 1: 100 (layout plan, plans of all levels, facades and relevant sections).
	<ul style="list-style-type: none"> Planning the investment process Planning the development of the investment project in time, covering all the stages of the design, as well as the main subsequent stages, of approval, authorization, tender and execution of the construction works.
	<ul style="list-style-type: none"> Briefs for carrying out specialized projects Development of working briefs for all the specialists involved in the project. The working topics will be drafted following the discussion and verification of the proposals with all the specialists involved.

Table 1 Stage 1 / Feasibility study. Description of the contracted services

1.2. STAGE 2 / FEASIBILITY STUDY

Stage 2	Feasibility study
	<ul style="list-style-type: none"> Feasibility study Elaborated in accordance with the provisions of Government Decision no. 907 of November 29, 2016 as well as other incidental legal provisions;
	<ul style="list-style-type: none"> Topographic documentation necessary to prepare the documentation for the authorization of the construction works minimum scale 1: 500 - according to the Order of the General Director of ANCPI no. 700 / 09.07.2014, with subsequent amendments and completions and other incidental legal provisions;
	<ul style="list-style-type: none"> Geotechnical investigation – according to the "Standard regarding the geotechnical documentations for constructions", indicative NP 074-2014 approved by the Order of the Ministry of Regional Development and Public

Stage 2	Feasibility study
	Administration no. 1.330 of 17 July 2014 for the approval of the technical regulation "Standard regarding the geotechnical documentation for constructions", indicative NP 074-2014. There will be at least 7 (seven) boreholes, distributed unitary on the surface of the land.
	<ul style="list-style-type: none"> • Documentation for obtaining opinions and agreements The provider has the obligation to prepare the specific documents, to submit them and to obtain, on behalf of Cluj County, and of the Cluj County Council, all the opinions and agreements necessary to approve the feasibility study. Where possible, the requested opinions will also cover the DTAC phase. Their value will be borne by the beneficiary. Moreover, the provider will verify and implement the conditions imposed by the urban planning certificate obtained by him, as well as the conditions mentioned in the approvals and agreements obtained, the specific requirements of the beneficiary, including those for BREEAM certification.
	<ul style="list-style-type: none"> • Geotechnical expertise carried out by an expert certified for the Ar field, which: <ul style="list-style-type: none"> ○ Verifies the geotechnical investigation performed, and, if necessary, orders the carrying out of further geotechnical investigations; ○ Checks the proposed foundation solutions; ○ Checks the strength and stability of the foundation ground in relation to the neighbouring constructions;
	<ul style="list-style-type: none"> • Technical expertise of resistance and stability – elaborated according to the Government Decision no. 925 of 20 November 1995 and of Law no. 10 of 18 January 1995, as subsequently amended and supplemented, and other incidental legal provisions; The technical expertise report will contain solutions and measures that are required for the technical and economic substantiation of the intervention decision (especially regarding the way of relating to the existing structure on the ground) and will be the basis for establishing the measures included in the project;

Table 2 Stage 2 / Feasibility study. Description of the contracted services

1.3. STAGE 3 / ZONAL URBAN PLAN OF PROTECTED BUILT AREA

Stage 3	Zonal Urban Plan of Protected Built Area (PUZCP)
	It will be elaborated according to the legal provisions - Law no. 350/2001 regarding spatial planning and urban planning, as subsequently amended and supplemented, to the Enforcement Guidelines of Law no. 350/2001 regarding



spatial planning and urban planning and of elaboration and updating of the urban planning documentation approved by the MDRAP Order no. 233/2016.

It will include the documentation for obtaining the opportunity notice, the elaboration of the project, the topographic support **covering the entire** regulatory area, **as established** by the opportunity notice, all the studies necessary to obtain the approvals requested by the opportunity notice, the approval and support of the project, and obtaining the Decision of the Local Council.

If during the elaboration of the documentation, the need to elaborate other studies than those initially estimated appears, they will be the responsibility of the provider. The value of the approvals will be borne by the beneficiary.

Table 3 Stage 3 / PUZCP. Description of the contracted services.

1.4. STAGE 4 / TECHNICAL DOCUMENTATION FOR THE APPROVAL OF THE CONSTRUCTION WORKS

Stage 4	Technical documentation for the approval of the construction works (DTAC)
	<ul style="list-style-type: none">• Documentations for obtaining approvals, agreements and permits - according to the specific requirements of each issuer of an approval / agreement / permit. The provider has the obligation to prepare the specific documents, to submit them and to obtain, on behalf of Cluj County, the Cluj County Council, all the approvals / agreements / authorizations necessary to issue the building permit. Their value will be borne by the beneficiary. Furthermore, the provider will verify and implement the conditions imposed by the urban planning certificate, as well as the conditions mentioned in the notices and agreements obtained, as well as the requirements of the beneficiary. If through the approvals, agreements, authorizations, additional documents and /or studies are required, they are the responsibility of the provider;• Topographic documentation necessary for the preparation of the documentation for the authorization of the construction works, minimum scale 1:500 - according to the Order of the General Director of ANCPI no. 700 / 09.07.2014, as subsequently amended and supplemented, and other incidental legal provisions; received by O.C.P.I. Cluj;



Stage 4	Technical documentation for the approval of the construction works (DTAC)
	<ul style="list-style-type: none">Technical documentations - D.T. (D.T.A.C. (<i>Technical Documentation for the Building Permit</i>) + D.T.O.E. (<i>Technical Documentation for the organization of execution</i>)) for authorizing the execution of the construction works, including any works streaming from the management of the construction site - according to the framework content of the Law no. 50 of 29 July 1991, as subsequently amended and supplemented, and of the Order of the Ministry of Regional Development and Housing no. 839 of 12 October 2009 for the approval of the Enforcement guidelines of Law no. 50/1991 regarding the authorization of the execution of the construction works, as subsequently amended and supplemented, respectively Technical documentation - D.T. (D.T.A.D. + D.T.O.E.) for authorizing the execution of the demolition works / construction works, including for authorizing the works related to the organization of the works execution; The technical documentations will be verified by the authorized technical verifiers and the BREEAM consultant before submitting them in order to obtain the building / demolition permits.

Table 4 Stage 4 / DTAC. Description of the contracted services.

1.5. STAGE 5 / TECHNICAL DOCUMENTATION FOR THE EXECUTION

Stage 5	Technical documentation of execution
	<ul style="list-style-type: none">Technical execution project – representing the technical-economic documentation - written and drawn parts - elaborated under the conditions of the law, which develops the technical documentation - DT, in compliance with the conditions imposed by the building permit, as well as by the approvals, agreements and administrative act of the competent authority for environmental protection, attached to the building permit. The technical project (P.Th.) includes the technical and economic solutions for achieving the investment objective, based on which the authorized construction works are executed. It will be elaborated according to the content provided in the Government Decision no. 907 of 29 November 2016 on the stages of elaboration and the framework content of the technical-economic documentation related to the objectives / investment projects financed from public funds, as subsequently amended and supplemented, annex 10, and to the regulations, standards and legislation in force at the time of elaboration; The articles of quotation will provide, by incorporation, the requirements of the specifications regarding the quality and type of materials to be used. The technical data sheets will be

Stage 5 Technical documentation of execution
<p>sufficiently detailed to ensure that the required quality level is reached.</p> <p>The recommendations of the BREEAM consultant will also be integrated into the detailed solution in the technical execution project.</p>
<ul style="list-style-type: none"> • Execution details - as a component part of the technical execution project, which respects its provisions and details the solutions of structuring, assembly, execution, mounting and other such operations on parts / elements of construction or installations related to it and which indicate dimensions, materials, execution technologies, as well as links between the structural / non-structural constructive elements of the investment objective.
<ul style="list-style-type: none"> • Technical project for interior design – with the related details, including device and equipment sheets, furniture design and furniture parts sheets;
<ul style="list-style-type: none"> • Occupational health and safety plan according to the Government Decision no. 300 of 2 March 2006, as subsequently amended and supplemented;
<ul style="list-style-type: none"> • Quality control program - component of the project by which the stages of verification are established on areas and categories of works in accordance with the specific technical regulations, including the determining phases, necessary to ensure the fulfilment of the specified requirements; according to the Order of the Ministry of Regional Development and Public Administration no. 1.370 of 25 July 2014 approving the Procedure regarding the execution of the state control in execution phases that are determining for the mechanical resistance and the stability of constructions - indicative PCF 002;

Table 5 Stage 5 / Technical documentation of execution. Description of the contracted services.

1.6. STAGE 6 / TECHNICAL ASSISTANCE

Stage 6 Technical assistance
<p>Technical assistance from the designer during the period of execution of the works according to the provisions of Law no. 10 of 18 January 1995 regarding the quality in constructions, republished, as subsequently amended and supplemented, consisting mainly of:</p> <ul style="list-style-type: none"> • Monitoring the application on the site of the solutions adopted by the project, according to the technical regulations in force and the best technologies of execution existing;



Stage 6 Technical assistance

- Establishing the way of dealing with the defects that appeared during the execution, as well as the monitoring of the application on the site of the solutions adopted after their approval by the certified project verifiers;
 - Resolving the non-conformities and inconsistencies reported by the certified verifiers, executors, beneficiary, etc. to the technical solutions designed;
 - Participation in all phases established by the quality control program of the execution works;
 - Participating in partial acceptances, acceptances upon work finalization, final acceptances, commissioning of each work within the project and drafting the point of view with regards to the manner of realizing the works;
 - Drafting of technical solutions through site provisions, throughout the development of the execution works, in the case of the amendment of solutions previously established in the project and monitoring their application, including submitting them to the issuer of the construction authorization, in accordance with provisions under art. 67 para. (4) of Order of the Minister for Regional Development and Housing no. 839 from 12 October 2009 for the approval of Enforcement Rules of Law no. 50/1991 regarding the authorization of construction works execution, as amended and supplemented, and the drafting of the technical documentation - D.T. (D.T.A.C. (technical documentation for construction authorization) + D.T.O.E. (technical documentation for execution organization)) for the authorization of construction works execution in the case in which amendments impose the re-authorization of the works;
 - Approval/assessment/justification of additional works which may intervene throughout the execution of works;
 - Participating in the drafting of the construction technical book, in accordance with the legal provisions;
 - Any other specialized assistance requested by the beneficiary with regard to the service provision contract;
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- **Technical assistance throughout the entire duration of the public procurement procedures** by answering the requests for clarifications sent by interested economic operators;
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- **Updating the General estimate/Feasibility study** at the request of the beneficiary or whenever it may be deemed necessary;
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- **Instructions for the current supervision of constructions** – in accordance with the Order of the Ministry for Regional Development and Public Administration no. 847 from 2 June 2014 for the approval of the Procedure regarding the control activities performed for the application of
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Stage 6	Technical assistance
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	legal provisions on the current and special monitoring of buildings behaviour during exploitations - indicative PCU 004;
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| | <ul style="list-style-type: none">• „AS-Build” Documentation consisting of at least the following parts - the descriptive report regarding the possible changes that occurred along the way as compared to the description of the initial situation, of the changes made and their justification, drawn parts with the inclusion of the changes made (by construction site provisions, etc.), survey; |
| | <ul style="list-style-type: none">• The technical assistance from the part of the designer starts with the conclusion of the public procurement contract and ends 60 days from the signing of the acceptance report on completion of the construction works; |

Table 5 Stage 6 / Technical assistance. Description of the contracted services.



1.7. COMMUNICATION MATERIALS

- **Three-dimensional rendering / simulation** – At the end of Stage 2 & 3 (Feasibility study, respectively the documentation for the approval of the intervention works), the design services provider will make the presentation of the proposal, which the Contracting Authority may use to promote the intervention objective. During the project, the Provider will update the presentation images of the proposed solution, to illustrate the evolution and detail of the project. These images will be used by the Contracting Authority for the same purpose, to promote the investment objective.



2. MAXIMUM DEADLINES FOR PROVIDING THE SERVICES

Stage	Name of the services	Maximum deadlines for providing the services
Stage 1	Preliminary project	<ul style="list-style-type: none">Maximum 90 calendar days from the signing of the contract;It is considered completed when the documentation is received by the Cluj County Council.
Stage 2	Feasibility Study	<ul style="list-style-type: none">Maximum 210 calendar days from the signing of the contract;It is considered completed with the indicators are approved by the Decision of the Cluj County Council
Stage 3	Zonal Urban Plan of Protected Built Area (PUZCP)	<ul style="list-style-type: none">Maximum 300 calendar days from the signing of the contract;The term for approving the documentation is not taken into account, but the term for bringing any possible additions requested by the endorers enters into consideration.It is considered concluded when the decision of the Local Council approving the PUZCP is obtained.
Stage 4	Technical documentation for approval of construction works (DTAC)	<ul style="list-style-type: none">Maximum 90 calendar days from obtaining the Decision of the Local Council approving the PUZCPThe term of issuance of the building permit is not taken into account, but the term for bringing any additions requested by the issuer of the permit is taken into account;It is considered completed when the building permit is obtained.
Stage 5	Technical documentation of execution	<ul style="list-style-type: none">Maximum 60 calendar days from obtaining the building permit;It is considered completed when the documentation is delivered in full after the verification by the project verifiers contracted by the Cluj County Council;



Stage	Name of the services	Maximum deadlines for providing the services
Stage 6	Technical Assistance	<ul style="list-style-type: none">• The technical assistance from the part of the designer starts with the conclusion of the public procurement contract and ends 60 days from the signing of the acceptance report upon the completion of the construction works and the handing over of the "AS Build" documentation;• The deadline for responding to the beneficiary's letters is of maximum 2 working days;

Table 6 Maximum deadlines for providing the services

3. WORKS EXECUTION SCHEDULE – SIMULATION

Stage	Name of the services	Duration (L _x = 30 calendar days)														
		L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	L11	L12	L13	L14	L15
Stage 1	Preliminary project			AP												
Stage 2	Feasibility study									HCJ						
Stage 3	Zonal Urban Plan of Protected Built Area										HCL					
Stage 4	Technical documentation for the approval of the construction works (DTAC)													AC		
Stage 5	Technical documentation of execution															PTh
Stage 6	Technical assistance															

Table 7 Works execution schedule - simulation