



East Park, Cluj-Napoca
Design Competition
Annex 2.3.2 Financial Proposal

Crt. no.	Name of services	Duration declared by the tenderer (calendar days)	Value tendered (in EUR, excluding VAT)	Value tendered (in RON, excluding VAT)
1.	Final design concept			
1.1.	Preliminary studies			
1.2.	Summary of the preliminary studies			
1.3.	Summary of the negotiations with the Contracting Authority			
2.	Zonal Urban Plan			
3.	Biotope and biotope protection area			
3.1.	Feasibility study (SF)			
3.2.	Documentation for authorizing the execution of works (DTAC)			
3.3.	Technical documentation for execution (PT + DDE)			
3.4.	Technical assistance			
4.	Public Park Arrangement			
4.1.	Feasibility study (SF)			
4.2.	Documentation for authorizing the execution of works (DTAC)			
4.3.	Technical documentation for execution (PT + DDE)			
4.4.	Technical assistance			
5.	Lake 3 Arrangement			
5.1.	Feasibility study (SF)			
5.2.	Documentation for authorizing the execution of works (DTAC)			
5.3.	Technical documentation for execution (PT + DDE)			
5.4.	Technical assistance			
Total Financial Proposal				



STAGE 1 – FINAL DESIGN CONCEPT:

Phase 1 - Preliminary studies

It includes all the studies necessary for the elaboration of the project and PUZ (Zonal Urban Plan):

- **Geotechnical Study** - according to the "Regulations on geotechnical documentation for constructions" (*Normativ privind documentațiile geotehnice pentru construcții*), indicative NP 074-2014 approved by the Order of the Ministry of Regional Development and Public Administration no. 1.330 of July 17, 2014 for the approval of the technical regulation "Regulations on geotechnical documentation for constructions", indicative NP 074-2014. Its conclusions will substantiate the final verdict regarding the location, scope and structure of the final and temporary buildings that will be built on the study site.
- **Dendrological Study** - will inventory all the valuable vegetation on the study territory. The species to be kept will influence the configuration of the final project.
- **Traffic study** - will evaluate the characteristics of the peripheral roads to the location territory, the necessary interventions, the number of parking spaces in the vicinity of the entrances expected for the East Park.

Phase 2 - Summary of the preliminary studies

The results of the preliminary studies will substantiate in detail the permissiveness and prohibitions of the interventions envisaged on the territory of the site, in accordance with the adopted project, contributing to the elaboration of its definitive form.

Phase 3 - Summary of negotiations with the Contracting Authority

The final project will have to include aspects of maintenance and operation of the future East Park, considered necessary by the Contracting Authority and which were not included, or appear only partially in the adopted project and are to be implemented in the technical documentation.

STAGE 2 – ZONAL URBAN PLAN

Single phase – Zonal Urban Plan – elaborated in accordance with the legal provisions – Law no. 350/2001 on spatial planning and urban planning, as amended and supplemented, with the Enforcement Guidelines of Law no. 350/2001 on spatial planning and urban planning, and for the elaboration and updating of the urban planning documentations approved by the MDRAP ORDER no. 233/2016, including the documentation for obtaining the opportunity approval, the elaboration of the project, the topographic support made on the area delimited by the opportunity approval, the elaboration, approval and support of the project.



STAGE 3, 4 and 5 – EAST PARK ARRANGEMENT, BIOTOPE PROTECTION and PUBLIC GARDEN

Phase 1 – Feasibility study – consisting of:

- **Feasibility study** – elaborated in accordance with the provisions of the Government Decision no. 907 of 29 November 2016, as well as other applicable legal provisions;
- **Documentation for obtaining approvals and agreements** – The provider has the obligation to prepare the specific documentation, to submit it and to obtain, on behalf of the Contracting Authority, all the necessary approvals and agreements at the DTAC phase. Their value will be borne by the beneficiary. Moreover, the provider shall verify and implement the conditions imposed by the urban planning certificate obtained by it, as well as the conditions mentioned in the approvals and agreements obtained, the specific requirements of the beneficiary, including those for the BREEAM certification;

Phase 2 – Documentation for authorizing the execution of works – consisting of:

- **Documentation for obtaining approvals, agreements and permits** – according to the specific requirements of each issuer of approval/agreement/permit. The Provider has the obligation to draw up the specific documentation, to submit it and to obtain, on behalf of the Contracting Authority, all the approvals, agreements, and permits necessary for the issuance of the building permit. Their value will be borne by the beneficiary. Furthermore, the provider shall verify and implement the conditions imposed by the urban planning certificate, as well as the conditions mentioned in the approvals and agreements obtained, as well as the requirements of the beneficiary. If additional documentation is requested through approvals, agreements, and permits, they shall fall within the responsibility of the provider;
- **Technical documentation – D.T. (D.T.A.C. + D.T.O.E.) for the authorization of the execution of construction works, including for the works related to the organization of the execution of works** – according to the frame content of Law no. 50 of 29 July 1991, as amended and supplemented, and of the Order of the Ministry of Regional Development and Housing no. 839 of 12 October 2009 approving the Enforcement Guidelines of Law no. 50/1991 regarding the authorization of the execution of construction works, respectively **Technical Documentations – D.T. (D.T.A.D. + D.T.O.E.) for the authorization of the execution of demolition/construction works**; the technical documentation will be checked by authorized technical verifiers and the BREEAM consultant before submitting them in order to obtain the building/demolition permits.

Phase 3 – Technical execution documentation (DT + DDE) – consisting of:

- **Technical execution project** – representing the technical-economic documentation - written and drawn parts - elaborated in accordance with 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, annexes to the building



permit. The technical project (P.Th.) includes the technical and economic solutions to achieve the investment objective, based on which the authorized construction works are executed. It will be elaborated according to the frame content provided in the Government Decision no. 907 of 29 November 2016 on the stages of elaboration and the frame content of the technical-economic documentation related to the objectives/investment projects financed from public funds, as amended and supplemented, Annex 10, norms, standards and legislation in force at the date of elaboration; The estimate items shall ensure, by incorporation, the requirements of the specifications as to the quality and type of materials to be used. The data sheets shall be sufficiently detailed to ensure that the required level of quality is achieved. The recommendations of the BREEAM consultant will also be integrated in the solution detailed in the technical execution project.

- **Execution details** – as a component part of the technical execution project, which complies with its provisions and details the solutions of composition, assembly, execution, installation and other such operations regarding construction parts/elements or related installations and indicating dimensions, materials, execution technologies, as well as links between the structural/non-structural constructive elements of the investment objective.
- **Technical interior design project** – with the related details, including plugs for appliances, furniture design and plugs for furniture parts;
- **Occupational health and safety plan** according to Government Decision no. 300 of 2 March 2006, as amended and supplemented;
- **Quality control program** as a component of the project through which the verification stages 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; in accordance with the Order of the Ministry of Regional Development and Public Administration no. 1,370 of 25 July 2014 for the approval of the Procedure regarding the performance of the state control in execution phases determining for the mechanical resistance and the stability of the constructions - indicative PCF 002;

Phase 4 – Technical assistance – consisting of:

- **Technical assistance from the designer during the execution of the works** according to the provisions of Law no. 10/1995 on quality in constructions, republished, as amended and supplemented, mainly consisting of:
 - Monitoring the application on site of the solutions adopted by the project, according to the technical regulations in force and the best existing execution technologies;
 - Establishing the manner of treating defects occurring in the execution and monitoring of the application on site of the solutions adopted after their acquisition by the certified verifiers of projects;
 - Resolving non-conformities and inconsistencies reported by certified verifiers, executors, beneficiary, etc. to the designed technical solutions;



- Participation in all phases established by the quality control program of the execution works;
 - Participation in partial receptions, receptions at the end of the works, final receptions upon the commissioning of each work included in the project and elaboration of the point of view on the way of executing the works;
 - Elaboration of technical solutions through site provisions, during the execution of works, in case of modification of the solutions initially established in the project and monitoring their application, including their submission to the issuer of the building permit according to the provisions of art. 67 para. (4) of the Order of the Ministry of Regional Development and Housing no. 839 of 12 October 2009 for the approval of the Enforcement Guidelines for the application of Law no. 50/1991 regarding the authorization of the execution of construction works, as amended and supplemented, and the elaboration of the technical documentation - D.T. (D.T.A.C. + D.T.O.E.) For the authorization of the execution of construction works, in case the modifications require the reauthorization of the works;
 - Approval/verification/justification of additional works that may occur during the execution of works;
 - Participation in the elaboration of the technical book of the construction, according to the legal provisions;
 - Any other specialized assistance requested by the beneficiary in connection with the service contract;
- **Technical assistance during the public procurement procedures** by responding to requests for clarification coming from interested economic operators;
 - **Updating the General Estimate/Feasibility Study** at the request of the beneficiary whenever necessary;
 - **Instructions for current monitoring of constructions** - according to the Order of the Ministry of Regional Development and Public Administration no. 847 of 2 June 2014 for the approval of the Procedure regarding the control activities performed for the application of the legal provisions regarding the current and special pursuit of the behaviour in operation of constructions - indicative PCU 004;
 - **Documentation** composed of at least the following parts - the descriptive memorandum on possible changes during the description of the initial situation, the changes made and their justification, drawn parts with the inclusion of changes made (by site provisions, etc.), survey;
 - **The technical assistance from the designer begins with the conclusion of the public procurement contract and ends 30 days from the signing of the Minutes of receipt on the completion of construction works.**



DEADLINES FOR THE PROVISIONS OF SERVICES:

Stage 1 – Final design concept:

- Phase 1 – maximum 90 calendar days from the signing of the contract – it is considered completed upon its reception by the Contracting Authority;
- Phase 2 – maximum 120 calendar days from the signing of the contract – it is considered completed when submitting the documentation to the Contracting Authority;
- Phase 3 – maximum 150 calendar days from the signing of the contract – it is considered completed at the full submission of the documentation following the certified experts' verification;

Stage 2 – Zonal Urban Plan

- The single phase - maximum 180* calendar days from the signing of the contract - the term for the approval and agreement of the documentation is not taken into account, but the deadline for bringing any additions requested by endorsers is taken into account – it is considered completed upon approval of PUZ;

** the terms related to expropriations and which imply the legal impossibility of approving the PUZ (Zonal Urban Plan) until the completion of the expropriation procedures are not taken into account.*

Stage 3, 4 and 5 – East Park Arrangement:

- Phase 1 (SF) – maximum 180 calendar days from the signing of the contract - it is considered completed upon approval of the technical-economic indicators by the Decision of the Local Council;
- Phase 2 (DTAC) – maximum 80 calendar days from the approval of Phase 1 of Stage 3 – the permit issuing term is not taken into account, but the deadline for bringing any additions requested by the issuer of the authorization is taken into account - it is considered completed when obtaining the building permit;
- Phase 3 (PT+DDE) – maximum 90 calendar days from the approval of Phase 2 of Stage 3 – it is considered completed upon full submission of the documentation after verification by project verifiers;
- Phase 4 – The technical assistance from the designer begins with the signing of the public procurement contract with the executors of the arrangement works and ends 30 days from the signing of the Report of reception at the completion of the works and delivery of documentation.