

## **MODERNIZATION OF THE NICOLAE BĂLCESCU THEORETICAL HIGH SCHOOL AND ADJACENT STREETS, CLUJ-NAPOCA**

### **DESIGN COMPETITION**

#### **Annex 2.3.2 – Financial proposal - Description of the contracted services and deadlines**

#### **Description of the services covered by the contract**

##### **1. STAGE 1 / DEFINITIVE CONCEPT OF THE INTERVENTION ON THE HIGH SCHOOL AND ADJACENT STREETS**

###### **1.1. Preliminary project**

- **The general concept of architecture.** Detailing the solution presented in the contest, with the integration of the constraints resulting from the location: written parts (technical report) and drawn pieces at a scale of 1: 200 (layout plan, plans of all levels, facades and relevant sections).
- **Planning the development of the investment.** Planning the development of the investment project in time, including all stages of design, as well as the main subsequent stages, permit, authorization, tender and execution of construction works.

###### **1.2. Preliminary studies**

All the studies necessary for the elaboration of the project and PUZCP are included here:

- **Technical expertise on the strength and stability.** The technical expertise will be elaborated according to the Government Decision no. 925 of 20 November 1995 and to the Law no. 10 of 18 January 1995. The technical expertise report will include solutions and measures that are required for the technical and economic substantiation of the intervention decision and will be the basis for establishing the measures necessary to be included in the project;
- **Technical expertise of installations** – elaborated according to the Government Decision no. 925 of 20 November 1995 and to the Law no. 10 of 18 January 1995. The technical expertise report will include solutions and measures required for the technical and economic substantiation of the intervention decision and will be the basis for establishing the measures necessary to be included in the project.

- **Topographic documentation** necessary for the elaboration of the documentation for the construction works permit at a minimum scale 1: 500 - according to the Order of the General Director of ANCPI no. 700/09.07.2014;
- **Geotechnical Study** – according to "Normative regarding the geotechnical documentation for constructions", indicative NP 074-2014 approved by the Order of the Ministry of Regional Development and Public Administration no. 1.330 of 17 July 2014 for the approval of the technical regulation "Normative regarding the geotechnical documentation for constructions", indicative NP 074-2014;
- **Energy audit / balance** – will be prepared by an authorized expert according to the methodology for calculating the Energy Performance of Buildings developed in application of Law 372/2005 and in accordance with the provisions of Methodology Mc 001/2006 on the calculation of energy consumption of buildings and other regulations technical incidents.

If during the elaboration of the documentation there is a need to elaborate other studies than those from the urbanism certificate, these are the responsibility of the provider. The equivalent value of the notices will be borne by the beneficiary.

### 1.3. Summary of preliminary studies

The results of the preliminary studies will substantiate in detail the permissiveness and prohibitions of the interventions envisaged on the competition area, in accordance with the modernization solution adopted, contributing to the elaboration of its final form. After this stage, it will be possible to outline clear working assignments for all the specialists who will be involved in the project.

## 2. ZONAL URBAN PLAN OF PROTECTED BUILDING AREA (*PUZCP*)

It will be elaborated in accordance with the legal provisions - Law no. 350/2001 on spatial and urban planning, as amended and supplemented, with the Enforcement Guidelines for the application of Law no. 350/2001 regarding spatial and urban planning and for the elaboration and updating of the urban planning documentations approved by the MDRAP ORDER no. 233/2016.

It will include the documentation for obtaining the opportunity approval, the elaboration of

the project, the topographic support made on the area delimited by the opportunity notice, the elaboration, endorsement and support of the project.

### **3. EDUCATIONAL COMPLEX OF NICOLAE BĂLCESCU THEORETICAL HIGH SCHOOL**

**3.1. Documentation for approving the intervention works and / or Feasibility study** – consisting of:

- **The documentation for approving the intervention works and / or Feasibility Study** – elaborated in accordance with the provisions of the Government Decision no. 907 of 29 November 2016 and other incidental legal provisions;
- **Documentation for obtaining permits and agreements** - The Provider has the obligation to prepare the specific documentation, to submit them and to obtain on behalf of the Contracting Authority all the permits and agreements necessary for the DALI / SF phase. Their counter value shall be borne by the beneficiary. The provider shall also verify and implement the conditions imposed by the urban planning certificate obtained by it, as well as the conditions mentioned in the permits and agreements obtained, the specific requirements of the beneficiary, including those for the BREEAM certification.

**3.2. Documentation for authorizing the execution of works** – consisting of:

- **Documentation for obtaining permits, agreements and authorizations** - according to the specific requirements of each issuer of a(n) permit / agreement / authorization. The Contractor has the obligation to draw up the specific documentation, to submit it and to obtain, on behalf of the Contracting Authority, all the permits / agreements / authorizations necessary for the issuance of the building permit. The equivalent value of the fees for issuing notices / agreements / authorizations will be borne by the beneficiary. The provider will also verify and implement the conditions imposed by the urban planning certificate, as well as the conditions mentioned in the permits and agreements obtained, as well as the requirements of the beneficiary. If additional documentation is requested through such permits, agreements, authorizations, they shall be 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, respectively **Technical documentation - D.T. (D.T.A.D.+D.T.O.E.)** for authorizing the execution of works for the demolition of works / constructions, including for the authorization of works related to the organization of the execution of works - according to the framework content of Law no. 50 of 29 July 1991 and of the Order of the Ministry of Regional Development and Housing no. 839 of 12 October 2009, in accordance with the provisions of Government Decision no. 907 of 29 November 2016 with subsequent amendments and completions and other incidental legal provisions and based on the urban planning certificate that will be requested for the issuance of the building permit. The provider will have the technical documentation verified by authorized technical verifiers and by the BREEAM consultant before its submission in order to obtain the building/demolition permits.

### **3.3. Technical execution documentation (DT + DDE) – consisting of:**

- **Technical execution project** – representing the technical & economic documentation - written and drawn parts – prepared 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 permits, agreements and administrative act of the competent authority for environmental protection, which are annexes 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 to be executed. It will be elaborated according to the content framework 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 amended and supplemented, Annex 10, norms, standards and legislation in force at the date of elaboration; The estimates shall, by incorporation, ensure 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, assembly and other such operations regarding parts / elements of construction or related installations and indicating dimensions, materials , execution technologies, as well as links between the structural / non-structural constructive elements of the investment objective.
- **Occupational health and safety plan** according to Government Decision no. 300 of 2 March 2006;
- **The quality control program** as a component of the project through which the verification stages are established by fields 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;

#### **3.4. Technical assistance** – consisting of:

- **Technical assistance by the designer during the execution of the works** according to the provisions of Law no. 10 of 18 January 1995 on quality in constructions, republished, as amended and supplemented, consisting mainly 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 way of treating the defects that have appeared in execution as well as following the application on site the solutions adopted after their assimilation by the certified project verifiers;
  - Solving non-conformities and inconsistencies reported by the certified verifiers, contractors, beneficiary, etc. to the designed technical solutions;

- Participation in all phases established by the control program of the quality of execution works;
- Participation in acceptances at the end of the works, final acceptances and elaboration of the point of view on the way of accomplishing the works;
- Elaboration of technical solutions through orders given on the construction site, 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 enforcement of Law no. 50/1991 regarding the authorization of the execution of construction works, as amended and supplemented;
- Issuing the permit / 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;
- **Technical assistance during the public procurement procedures** by responding to requests for clarification from interested economic operators;
- **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 follow-up of the behaviour in operation of the constructions - indicative PCU 004;
- **„AS-Build” Documentation**, an architecture project composed of at least the following parts - descriptive report on any changes that occurred in the meantime along with the description of the initial situation, changes made and their justification, parts drawn with the inclusion of changes made (by site orders, etc. a.), survey;
- **The technical assistance from the designer begins with the conclusion of the public procurement contract and ends 60 days from the signing of the acceptance protocol upon completion of the construction works;**

#### 4. URBAN ARRANGEMENT OF ADJACENT STREETS

**4.1. Documentation for approving the intervention works or Feasibility study** – consisting of:

- **The documentation for approving the intervention works or Feasibility Study** – elaborated in accordance with the provisions of the Government Decision no. 907 of 29 November 2016 and other applicable legal provisions;
- **Documentation for obtaining permits and agreements** - The Provider has the obligation to prepare the specific documentation, to submit it and to obtain all the permits and agreements necessary for the DALI / SF phase on behalf of the Contracting Authority. Their counter value shall 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.

**4.2. Documentation for authorizing the execution of works** – consisting of:

- **Documentation for obtaining permits, agreements and authorizations** - according to the specific requirements of each issuer of a(n) permit / agreement / authorization. The Contractor has the obligation to draw up the specific documentation, to submit it and to obtain, on behalf of the Contracting Authority, all the permits / agreements / authorizations necessary for the issuance of the building permit. The equivalent value of the fees for issuing the permits / agreements / authorizations shall be borne by the beneficiary. The provider shall also verify and implement the conditions imposed by the urban planning certificate, as well as the conditions mentioned in the permits and agreements obtained, as well as the requirements of the beneficiary. If additional documentation is requested through permits, agreements, authorizations, they are 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 framework content of Law no. 50 of 29 July 1991 and of the Order of the Ministry of Regional Development and Housing no. 839 of 12

October 2009, in accordance with the provisions of Government Decision no. 907 of 29 November 2016, as amended and supplemented, and other applicable legal provisions and based on the urban planning certificate that will be requested for the issuance of the building permit. The provider shall have the technical documentation checked by authorized technical verifiers and by the BREEAM consultant before submitting it in order to obtain building/demolition permits.

#### **4.3. Technical execution documentation** – consisting of:

- **Technical execution project** – this is 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 permits, agreements and administrative act of the competent authority for environmental protection, which are annexes 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 to be executed. It will be elaborated according to the content framework 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 amended and supplemented, Annex 10, norms, standards and legislation in force at the date of elaboration; The estimates shall, by incorporation, ensure 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.
- **Execution details** - as a component part of the technical execution project, which complies with its provisions and details the solutions of composition, assembly, execution, mounting and other such operations regarding parts/elements of construction or related installations and specifying dimensions, materials, execution technologies, as well as links between the structural/non-structural constructive elements of the investment objective.
- **Occupational health and safety plan** according to Government Decision no. 300 of 2 March 2006;



- **The quality control program** as a component of the project, by means of which the verification stages are established by fields 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;

#### **4.4. Technical assistance** – consisting of:

- **Technical assistance by the designer during the execution of the works** according to the provisions of Law no. 10 of 18 January 1995 on quality in construction, republished, as amended and supplemented, consisting mainly of:
  - Monitoring the application on site of the solutions adopted by the project, according to the technical regulations in force and the best execution technologies that exist;
  - Establishing the way of dealing with the defects that occurred during execution, as well as following the application on site of the solutions adopted after their assimilation by the certified project verifiers;
  - Resolving non-conformities and inconsistencies reported by certified verifiers, contractors, beneficiary, etc. to the designed technical solutions;
  - Participation in all phases established by the control program of the quality of execution works;
  - Participation in partial acceptances, acceptances at the end of the works, final acceptances, in the commissioning of each work included in the project and elaboration of the point of view on the way of accomplishing the works;
  - Elaboration of technical solutions through site orders, 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 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

- Methodological Norms for the application of Law no. 50/1991 regarding the authorization of the execution of construction works, as amended and supplemented;
- 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, in accordance with the legal provisions;
  - **Technical assistance during the public procurement procedures** by responding to requests for clarification from interested economic operators;
  - **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 follow-up of the behaviour in operation of the constructions - indicative PCU 004;
  - **„AS-Build” Documentation** – an architectural project composed of at least the following parts - descriptive report on any changes that occurred in the meanwhile with the description of the initial situation, changes made and their justification, parts drawn with the inclusion of changes made (by site provisions, etc. a.), survey;
  - **The technical assistance by the designer begins with the conclusion of the public procurement contract and ends 60 days from the signing of the acceptance protocol upon completion of construction works;**

## COMMUNICATION MATERIALS

- **Three-dimensional renderings / simulation** – At the end of phases 3.1 and 4.1 (Feasibility study / Documentation for approval of intervention works), the design services provider will make renderings for the presentation of the proposal, which the Contracting Authority can use in order to promote the objective intervention. During the project, the Provider will update as it considers the presentation images of the proposed solution, in order to illustrate the evolution and detailing of the project. These images will be used by the Contracting Authority for the same purpose, to promote the investment objective.

**Deadlines for the service provision:**

Stage	Service	Deadline for the service provision
<b>1.</b>	<b>Definitive concept of the intervention on the high school and adjacent streets</b>	
<b>1.1.</b>	Preliminary project	<ul style="list-style-type: none"> <li>Maximum <b>30 calendar days</b> after signing the contract;</li> <li>It is considered completed upon the qualitative acceptance of the documentation by the Contracting Authority.</li> </ul>
<b>1.2.</b>	Preliminary studies	<ul style="list-style-type: none"> <li>Maximum <b>90 calendar days</b> after signing the contract;</li> <li>It is considered completed upon the qualitative acceptance of each documentation by the Contracting Authority.</li> <li><i>The waiting times for obtaining the Land Book (CF) extracts, ownership documents in the name of the Contracting Authority for the buildings in the competition area or other decisions related to the Contracting Authority that hinder the continuation of the design services are not taken into account.</i></li> <li><i>The deadlines related to the stripping of the covered segments of the Morii Canal and the demolition of the constructions over the canal are not taken into account.</i></li> </ul>
<b>1.3.</b>	Summary of preliminary studies	<ul style="list-style-type: none"> <li>Maximum <b>30 calendar days</b> after the studies' reception;</li> <li>It is considered completed upon the qualitative acceptance of the documentation by the Contracting Authority.</li> </ul>
<b>2.</b>	<b>Zonal Urban Plan of Protected Built Area (PUZCP)</b>	
<b>2.</b>	Zonal Urban Plan of	<ul style="list-style-type: none"> <li>Maximum <b>180 calendar days</b> after signing the contract;</li> <li>The qualitative acceptance of the documentation by the</li> </ul>

	Protected Built Area (PUZCP)	<p>Contracting Authority is considered completed.</p> <ul style="list-style-type: none"> <li><i>The term for the approval and endorsement of the documentation is not taken into account, but the deadline for bringing any additions requested by the endorsers is taken into account.</i></li> <li><i>The waiting times for obtaining the Land Book (CF) extracts, ownership documents in the name of the Contracting Authority for the buildings in the competition area or other decisions related to the Contracting Authority that hinder the continuation of the design services or the PUZCP approval are not taken into account, nor the necessary time for bureaucratic procedures in order to obtain the Local Council Decision (HCL).</i></li> </ul>
<b>3.</b>	<b>Educational complex of Nicolae Bălcescu High School</b>	
<b>3.1.</b>	Documentation for approving the intervention works and/or Feasibility study	<ul style="list-style-type: none"> <li>Maximum <b>180 calendar days</b> from the payment of phase 1.3 – Summary of preliminary studies</li> <li>It is considered completed upon the qualitative receipt of the documentation by the Contracting Authority.</li> <li><i>The waiting times for obtaining the Land Book (CF) extracts, permits, agreements, approvals, the time required for bureaucratic procedures for obtaining the Local Council Decision (HCL) or other decisions related to the Contracting Authority and which prevent the continuation of design services are not taken into account.</i></li> </ul>
<b>3.2.</b>	Documentation for authorizing the	<ul style="list-style-type: none"> <li>Maximum <b>70 calendar days</b> from obtaining the Local Council Decision (HCL) approving the PUZCP / from obtaining the HCL for the technical &amp; economic</li> </ul>

	execution of works	<p>indicators of DALI / SF</p> <ul style="list-style-type: none"> <li>It is considered completed at the full submission of the documentation verified by the project verifiers and the qualitative acceptance of the documentation by the Contracting Authority.</li> <li><i>The waiting times for obtaining the Land Book (CF) extracts, permits, agreements, building permit or other decisions related to the Contracting Authority and which prevent the continuation of design services are not taken into account. But the deadline for bringing any additions requested by the issuer of the building permit is taken into account.</i></li> </ul>
3.3.	Technical execution documentation	<ul style="list-style-type: none"> <li>Maximum <b>90 calendar days</b> from obtaining and paying for the building permit;</li> <li>It is considered completed at the full submission of the documentation verified by the project verifiers and the qualitative reception of the documentation by the Contracting Authority.</li> </ul>
3.4.	Technical assistance	<ul style="list-style-type: none"> <li>The technical assistance from the designer begins with the conclusion of the public procurement contract and ends 60 days from the signing of the acceptance protocol upon completion of construction works and delivery of the "AS Build" documentation.</li> <li>Payment will be staged during the negotiation between the provider and the Contracting Authority in at least 5 individual phases (e.g.: 1. <i>As-built</i> documentation, 2. Participation in the preparation of the technical book, 3. Elaboration of the program for monitoring the behaviour of the construction in time, 4 Technical assistance during</li> </ul>

		<p>public procurement, 5. Technical assistance during implementation - decisive phases).</p> <ul style="list-style-type: none"> <li>• Deadline for replying to the beneficiary's official letters - maximum 5 working days.</li> </ul>
<b>4.</b>	<b>Urban arrangement of adjacent streets</b>	
<b>4.1.</b>	Documentation for approving the intervention works or Feasibility study	<ul style="list-style-type: none"> <li>• Maximum <b>120 calendar days</b> from the payment of phase 1.3 - Summary of preliminary studies</li> <li>• It is considered completed upon the qualitative receipt of the documentation by the Contracting Authority.</li> <li>• <i>The waiting times for obtaining the Land Book (CF) extracts, permits, agreements, approvals, the time required for bureaucratic procedures for obtaining the Local Council Decision (HCL) or other decisions related to the Contracting Authority and which prevent the continuation of design services are not taken into account.</i></li> </ul>
<b>4.2.</b>	Documentation for authorizing the execution of works	<ul style="list-style-type: none"> <li>• Maximum <b>60 calendar days</b> from obtaining the HCL approving the PUZCP / from obtaining the HCL for the technical-economic indicators of DALI / SF.</li> <li>• The qualitative acceptance of the documentation by the Contracting Authority is considered completed upon the full submission of the documentation verified by the project verifiers.</li> <li>• <i>The waiting times for obtaining the Land Book (CF) extracts, permits, agreements, approvals, the time required for bureaucratic procedures for obtaining the Local Council Decision (HCL) or other decisions related to the Contracting Authority and which prevent the continuation of design services are not taken into</i></li> </ul>

		<i>account.</i>
4.3.	Technical execution documentation	<ul style="list-style-type: none"> <li>• Maximum <b>90 calendar days</b> from obtaining and paying the building permit;</li> <li>• The qualitative acceptance of the documentation by the Contracting Authority is considered completed upon the full submission of the documentation verified by the project verifiers.</li> </ul>
4.4.	Technical assistance	<ul style="list-style-type: none"> <li>• The technical assistance by the designer begins with the conclusion of the public procurement contract and ends 60 days from the signing of the acceptance protocol upon completion of the construction works and the handing over of the “AS Build” documentation.</li> <li>• Payment will be staged during the negotiation between the provider and the Contracting Authority in at least 5 individual phases (e.g.: 1. <i>As-built</i> documentation, 2. Participation in the preparation of the technical book, 3. Elaboration of the program for monitoring the behaviour of the construction in time, 4 Technical assistance during public procurement, 5. Technical assistance during implementation - decisive phases).</li> <li>• Deadline for replying to the beneficiary's official letters - maximum 5 working days.</li> </ul>