

MODERNIZATION AND EXTENTION OF THE NICOLAE BĂLCESCU HIGHSCHOOL & ADJACENT STREETS

CLUJ-NAPOCA

DESIGN COMPETITION

Annex 2.6 – Correlation of The Maximum Cost Estimate of The Investment With The Maximum Cost Estimate For Design Fees and Prizes

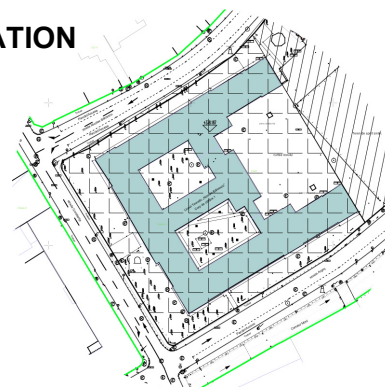
1. Maximum cost estimate of the investment – Nicolae Bălcescu Theoretical High School Complex
2. Maximum cost estimate of the investment on the public domain – Adjacent streets
3. Maximum cost estimate for design fees and prizes

Annex 1 – Costs of similar investments

1. MAXIMUM COST ESTIMATE OF THE INVESTMENT - NICOLAE BĂLCESCU THEORETICAL HIGH SCHOOL COMPLEX

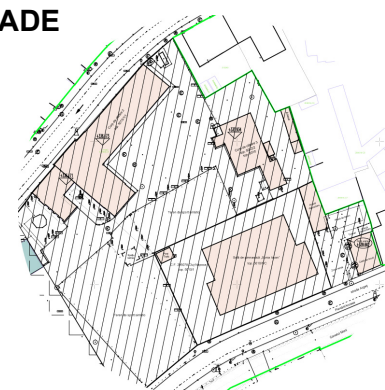
1.1. – HISTORICAL BUILDINGS SUBJECT TO MODERNIZATION

	useful area	built area	gross building area
BODY 1	5366.78	2557.68	7520.78



1.2. – BUILDINGS ON WHICH INTERVENTIONS CAN BE MADE

	useful area	built area	gross building area
BODY 2	1494.9	894.7	1844.00
BODY 3	599.93	238.05	714.15
GYM	960	830	1180
HOUSE	86.17	107.71	107.71
OUTBUILDINGS		256.85	256.85



1.3. – TOTAL AREA THAT CAN BE PROPOSED

Based on the discussions with the representatives of the Contracting Authority, the total gross building area (including basements) of maximum 17,620sqm was estimated, which falls within the urban indicators of the area (maximum POT [percentage of land occupation] 60%, maximum CUT [land use coefficient] = 2.2).

Using the reference costs provided by the structural expertise, estimates from previous projects carried out to solve infiltration problems in the high school basement, and other reference costs for high-performance and functional contemporary buildings, the construction cost was estimated at:

870e/sqm – consolidation, modernization of the main building
 50e/sqm – demolition
 960e/sqm – new constructions
 70e/sqm – exterior arrangements of the school yard

The total investment refers to the basic investment - constructions and installations for the buildings and the school yard. The interior design of buildings, respectively the facilities of buildings (furniture, IT equipment) and intangible assets are not taken into account.

Based on the estimates of areas made under the design theme, an average cost of 974.2e/sqm resulted in relation to the gross building area of the buildings, but which also takes into account the complete arrangement of the yard and the surroundings of the institution.

	Total gross building area	total EUR without VAT	EUR/gross building sqm without VAT	Total RON without VAT (1euro=4.88 RON)
NEW AND OLD BUILDINGS	17,620			
LAND TOTAL	14,808.5			
		17,166,100	974.2	83,770,570

2. MAXIMUM COST ESTIMATE OF THE INVESTMENT ON THE PUBLIC DOMAIN – ADJACENT STREETS



	area (sqm)	EUR/sqm without VAT	total EUR without VAT	EUR/sqm/ without VAT	total RON without VAT (1euro=4.88 RON)
Adjacent streets	15,775.00				
roadway & pedestrian	11775.00	200	2,355,000		
Morii Canal	4000.00	450	1,800,000		
TOTAL			4,155,000	263.4	20,276,400

For the evaluation of the investment in the adjacent streets, the design values for the areas with medium difficulty were taken into account from the Urban Planning competition, Kogălniceanu Street, Universităţii Street and adjacent streets, Cluj-Napoca. No costs were considered for the removal of the tiles across the Morii Canal, nor for the demolition of the constructions in this segment, but only the subsequent arrangements proposed in the competition.

3. MAXIMUM COST ESTIMATE FOR DESIGN FEES AND PRIZES

The calculation basis of the investment according to the previous chapters (without any facilities for the interior arrangement of buildings) is:

CATEGORY OF COSTS	EUR without VAT	RON without vat
HIGH SCHOOL COMPLEX INVESTMENT (HIGH SCHOOL BUILDINGS + SCHOOL YARD)	17,166,100	83,770,570
INVESTMENT IN THE ADJACENT STREETS	4,155,000	20,276,400
TOTAL MAXIMUM COST ESTIMATE OF THE INVESTMENT	21,321,100	104,046,970

The design services related to the previously estimated investments are estimated at a percentage of 2.5% for the high school complex and 2% for the adjacent streets, respectively:

CATEGORY OF COSTS	EUR without VAT	RON without vat
HIGH SCHOOL COMPLEX DESIGN 2.5%	429,152.5	2,094,260
ADJACENT STREETS DESIGN 2%	83,100	405,520
TOTAL MAXIMUM COST ESTIMATE FOR THE DESIGN OF THE HIGH SCHOOL COMPLEX AND ADJACENT STREETS	512,250	2,499,780

The prize fund is estimated at approximately 5% of the maximum cost estimate for design fees, respectively:

Euro exchange rate considered 1 Euro = 4.88 RON (22.02.2021)

PRIZE	EUR	RON
1 st PRIZE – DESIGN CONTRACT VALUE without VAT	512,250	2,499,780
2 nd PRIZE (including VAT)	17,000	83,000
3 rd PRIZE (including VAT)	8,500	41,500

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Date

12 May 2021



Annex 1 - COSTS OF SIMILAR INVESTMENTS

For comparison, we list the investments for the construction of school facilities in Switzerland and France:

<https://bwarch.ch/projets/ece>

Surface 7800 m²

Volume 32700 m³

Coût chf 33'100'000

2018-2019 réalisation

<https://bwarch.ch/projets/eps>

Surface 3250 m²

Volume 17070 m³

Coût chf 16'800'000

2014-2015 réalisation

<https://bwarch.ch/projets/ecc>

Surface 3610 m²

Volume 21500 m³

Coût chf 16'300'000

2014-2015 réalisation

<https://bwarch.ch/projets/bov>

Surface 1180 m²

Volume 6910 m³

Coût chf 6'540'000

2009-2010 réalisation

<http://brenac-gonzalez.fr/en/projet/voltaire-secondary-school/>

Delivery 2022

Surface 9 000 m²

Cost 19.8 M€ HT

<http://brenac-gonzalez.fr/en/projet/plaine-high-school/>

Delivery 2017

Surface 15 500 m² - lycée 1000, internat, logements de fonction

Cost 34.17 M€ HT

<http://brenac-gonzalez.fr/en/projet/the-grande-prairie-educational-hub/>

Delivery 2021

Surface 6 120 m² - Primary and nursery schools, day-care center and sports hub

Cost 19 M€ HT

<http://brenac-gonzalez.fr/en/projet/extension-of-emilie-chatelet-high-school/>

Delivery 2018

Surface 4 400 m²

Cost 8.2 M€ H

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Date: 20 January 2021