



PIAȚA SFATULUI – BRAȘOV CENTRAL SQUARE DESIGN COMPETITION

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

Item no.	Services denomination	Duration declared by the tenderer (calendar days)	Tendered value (in LEI, without VAT)
	Piața Sfatului Brașov Project		
1.A.	Preliminary project - Documentation for concept finalization (ANTP), in accordance with the design that won the design competition		<i>at least 10% of the total value of the contract.</i>
1.B.	Feasibility study and/or Documentation for the authorization of intervention works (SF / DALI)		
1.C.	Documentation for the works execution authorization (DTAC / DTAD + DTOE)		
1.D.	Technical documentation for execution (DT (technical documentation) + DDE (execution details))		
1.E.	Square maintenance documentation		
1.F.	Technical assistance for execution		<i>at least 10% of the total value of the contract.</i>
	Total		
	Mentions:		
1	<i>The documentations contracted after the negotiation will be drafted in accordance with GD no. 907 / 29.11.2016 on the drafting stages and framework-content of the technical-economic documentations relating to the investment objectives/projects financed from public funds.</i>		
2	<i>The documentations shall be delivered after having been verified in accordance with all requirements. The designer agrees to deliver the design documentations with the approval / stamp of the project verifier, in accordance with all of the requirements, as indicated in the project (the value shall be included within the tendered financial proposal).</i>		
3	<i>The designer agrees to ensure technical assistance throughout the entire implementation period of the project, until the final receipt of the project.</i>		
4	<i>For the good execution of the contract, it is recommended that the architect form a complex team that can design or elaborate historical studies, geological studies, topographical studies, road system designs, landscaping projects, resistance and stability projects, sanitary installations, ventilations and electrical installations, light-technical calculations, design of hydraulic installations and of rainwater management, visual design.</i>		
5	<i>The value of taxes due as to obtain the permits, grants, and authorizations shall be paid by the Contracting Authority.</i>		
6	<i>The waiting time periods for Land Registry excerpts, approvals, agreements, building permits or other decisions related to the Contracting Authority and which prevent the continuation of the design services are not taken into account. However, the deadline for bringing any additions requested by the issuer of the building permit is taken into account.</i>		



Stage 1.A. – Preliminary project - Documentation for concept finalization (ANTP):

As a result of the design competition and the thorough analysis of the winning design with all its technical or budgetary implications, the architect shall propose a definitive aesthetic design to the contracting authority, based on the competition brief agreed upon through the competition. Although the stage is technically incipient, the architect and his/her team are required to ensure the fact that their proposals are feasible from a technical and economic point of view, and that the project development shall not incur significant modifications due to the impossibility of applying the proposed designs.

Although, at this stage, there is no need for details from the point of view of the foreseen support structure, installations, or road systems; it is the architect's responsibility that these construction elements do not contravene with the presented architectural designs.

Contracting authority

We recommend observance of design principles for a reduced impact on the environment, and for sustainable development.

The general and architectural concept can be considered finalized only when all of the aforementioned conditions are fulfilled. The architect shall assume the decision to move on to the next stage. The approval of the contracting authority is needed in order to move on to the next stage. This mission also implies incorporating the contracting authority's comments, others than those that modify the competition brief.

Stage 1.B. - Feasibility study and/or Documentation for the authorization of intervention works (SF / DALI):

The deliverables listed under GD no. 907 / 29.11.2016 on the drafting stages and framework-content of the technical-economic documentations relating to the investment objectives/projects financed from public funds, shall be respected at this stage. This stage includes historical studies or on-site studies and technical reports comprised within the framework content of SF/DALI.

At this stage, the architect has to create a Definitive Project through which he/she will give a final shape to all of the objective's components. The designs for the support structure, all types of installations for ensuring development safety, ensuring fire safety etc. shall be calculated and presented.

The SF/DALI stage's purpose is that of establishing all of the construction's components, and to validate them with all those involved in the design process (the contracting authority, the design team, authorities, as applicable, assessors etc.).

As part of the Feasibility study and/or Documentation for the authorization of intervention works, the following are estimated as necessary:



Historical study - the Historical Study made available to candidates shall be updated in accordance with the winning design.

Topographical documentation necessary for the drafting of the authorization documentation for construction works at a minimum scale of 1:500 - in accordance with the Order of the General Director of ANCPI (National Agency for Cadastre and Land Registration) no. 700/09.07.2014, with subsequent amendments and completions and other incident legal provisions.

Geotechnical study - according to "Regulation regarding geotechnical documentations for constructions", indicative NP 074-2014, approved through Order of the Ministry for Regional Development and Public Administration no. 1330 from 17 July 2014 for the approval of technical regulation "Regulation regarding geotechnical documentations for constructions", indicative NP 074-2014.

Road system technical report - mandatory.

Technical report on support and stability - underground construction, restrooms.

Technical report on installations - underground construction, restrooms.

Documentation needed as to obtain approvals and agreements - The designer agrees to draft the specific documentations, to submit them and to obtain, on behalf of the Brasov Municipality City Hall, all permits, and approvals needed in the SF/DALI stage. The counter-value of the taxes shall be suffered by the Contracting authority. Furthermore, the provider shall verify and implement the requirements imposed through the urban planning license obtained by said provider.

Stage 1.C. - Documentation for the authorization of the execution of construction / demolition works (DTAC / DTAD), including the Technical documentation for execution organization (DTOE):

The deliverables listed under GD no. 907 / 29.11.2016 on the drafting stages and framework-content of the technical-economic documentations relating to the investment objectives/projects financed from public funds, shall be respected at this stage. This stage shall include the Technical documentation for execution organization (DTOE).

Based on the definitive project (stage SF/DAL), and in accordance with the law, the architect shall create, in the adequate technical format, all written and drawn elements that will constitute the documentation for construction authorization. It is accepted (and in accordance with legal provision) that the technical documentation for construction authorization represent an excerpt from the technical documentation for the tender and construction. In this respect, the following will be necessary:

Documentation needed as to obtain approvals and agreements - The designer agrees to draft the specific documentations, to submit them and to obtain, on behalf of the Brasov Municipality City Hall, all permits, and approvals needed in the DTAC stage. The counter-value



of the taxes shall be suffered by the Contracting authority. Furthermore, the designer shall verify and implement the requirements imposed through the urban planning license obtained by said designer.

Stage 1.D. - Technical documentation for execution and Execution details (DT + DDE)

The architect, together with his team, shall elaborate the complete technical documentation for the construction authorization with all its written and drawn elements, in a technical format specific to site communication, with the purpose of obtaining, on behalf of potential construction engineers, offers that contain the project's construction price. The project shall include technical memoirs, tender books, technical sheets, list of quantities.

The technical project shall be sufficiently detailed by the architect so that the price given by the construction engineer remains firm throughout the construction site (with the exception of unforeseen works caused by third parties or unforeseen reasons - for ex., archaeological research).

The architect shall elaborate, as to complete the technical documentation, all details necessary to communicate the project on the construction site. Additional to the execution project, it is accepted, throughout the existence of the site, that there will be decisions with regards to: material samples, technical sheets, production projects (machining) etc. The details contained within the execution project cannot change the price convened upon with the general contractor.

Additionally, the following associated documentations are considered to be necessary:

Landscaping project - that will also include an in-time maintenance of the designed plantations;

Hydraulic installations project - if applicable, correlated with the associated electrical installations;

Light-technical project - the norms regarding persons with locomotor disabilities, respectively, normative documents such as NP 062-2002, NP 068-2002, NP 051-2012;

Rainwater management project - that shall take into account the possible flows received in the municipal network;

Temporary furniture design project - depending on the solution;

Stage 1.E. - Square maintenance documentation

The aspect of foreseeing a square maintenance plan is considered necessary, subsequent to the adequate construction of the project, so that the potential deterioration of certain finishes or designed details will not affect the moral integrity and the use of these developments over a long period of time. A part of the principles of a sustainable development should be that of foreseeing the in-time sustainability of the designed solutions.

At this stage, the following square use prescriptions and maintenance must be handed over:



Information display design project (historic/cultural/touristic) - depending on the design (optional);

Rules regarding the methods for publicity advertising in the square - mandatory, in accordance with the needs of the contracting authority, and especially with the unitary image proposed through the project;

Supply plan - that will indicate the manner in which and the moment when the square could be used differently than in a pedestrian way;

Urban utilities maintenance plan - that will indicate the manner in which the urban utilities and their connections shall be visited, kept, or modified, with minimal impact on the configuration and finishes proposed through the project;

Trash management plan - that will indicate an optimal manner of recovering waste, as well as potential measures for waste sorting;

Fire security plan - that will indicate the uses of the future development in special circumstances (fire, ambulance access, supply etc.);

Healthcare and work safety plan in accordance with Government decision no. 300 from 2 March 2006;

The Quality Control program as a part of the project by means of which all stages of verification based on fields and categories of works are established in accordance with the specific technical regulations, including the determining stages, needed to ensure the fulfillment of specified requests;

Stage 1.F. - Technical assistance for execution

The technical assistance for execution stage refers to all that is necessary from the perspective of design and consultancy, as to execute the construction in the time, at the price, and within the quality parameters established through the project. The designer, within the technical assistance for execution, must supervise the drafting and functional adaptation of all execution details, only if these are in accordance with the project envisioned by the designer.

Technical assistance on behalf of the designer throughout the duration of the execution works in accordance with the provisions under Law no. 10 from 18 January 1995 regarding quality in constructions, republished, with subsequent amendments and completions, mainly representing:

- Monitoring the application of designs adopted through the project on the construction site, in accordance with the technical regulations in force and of the best existing execution technologies;
- Establishing the manner in which defects that occur during execution are approached, as well as monitoring the application of the adopted solutions on the construction site, after having been assimilated by the certified project verifiers.
- Resolution of all non-conformities and discrepancies signaled by the certified verifiers, contractors, contracting authority etc. with regards to the designed technical solutions;
- Participation to all stages established within the quality control program for the execution works;



- Participation to partial receipts, receipts upon work finalization, final receipts, 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 Methodological regulations for applying Law no. 50/1991 regarding the authorization of construction works execution, with subsequent amendments and completions, 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/substantiation of additional works which may intervene throughout the execution of works;
- Participation to the drafting of the construction technical book, in accordance with legal provisions;

Technical assistance throughout the entire duration of the public procurement procedures by answering the requests for clarifications sent by interested economic operators;

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 legal provisions on the current and special monitoring of buildings' behavior during exploitations - indicative PCU 004;

Documentation "AS-Build" containing at least the following six elements - descriptive report regarding the potential amendments which occurred throughout with the description of the initial situation, the amendments which were made and their substantiation, drawn elements with the inclusion of amendments made (through site instructions etc.);

Technical assistance offered by the designer shall begin upon the conclusion of the public procurement contract and shall end 60 days after the signing of the receipt protocol upon the finalization of the construction works, time in which the AS Build documentation may be drafted.

THE FOLLOWING SHALL NOT BE SUBJECT TO THE FINANCIAL OFFER:



Traffic study – the winning project will be correlated with the Traffic Study, currently being elaborated, so that important flows for the city will not be interrupted by the proposed solution; until then, the project will take into account the SUSTAINABLE URBAN MOBILITY PLAN BRASOV GROWTH POLE (PMUD), from which there are relevant extracts attached to the competition documentation.

Urban utility network design - even if dialog and coordination with the managers of the urban utility grids crossing Piata Sfatului (Council Square) (Council Square) are recommended and absolutely necessary, the offer shall not comprise the projects of certain potential deviations or optimizations of these grids;

Real estate consolidation - this project does not intend to execute potential sub-foundations necessary for certain buildings in the square; if the technical solution needs the design of certain support systems for these buildings, these projects shall be done at the expense of the general contractor, in accordance with the design chosen through the competition;

Archaeological studies - if these studies are necessary, in accordance with the historical studies and the specialized permits, they shall be supported by the Brasov Municipality City Hall, with the logistical aid of the contractor for potential necessary information coordination or exchanges.

The technical-economic documentation shall be drafted by observing the provisions under Romanian legislation in force on investment objectives from public funds. The maximum requirements on the quality of the works shall be ensured through the technical solutions, in accordance with the legislation in force, with subsequent amendments and completions:

- Law no. 50 from July 29th, 1991, republished, on the authorization of the execution of construction works;
- Law no. 10 from January 18th, 1995, republished, on quality in constructions;
- Decision no. 907 from November 29th, 2016, regarding the elaboration stages and the content - the technical-economic documentations' frameworks associated to the investment objectives/projects funded from public funds;
- Decision no. 300 from March 2nd, 2006, regarding the minimal security and health requirements for temporary or mobile construction sites;
- Law no. 448(A) from 2006 regarding the protection and promotion of rights of persons with disabilities.
- Decision no. 268/2007 regarding the protection and promotion of persons with disabilities.
- The specific legislation in effect on the project's date of execution.

Other normative documents, norms, and technical norms specific to the investment objective.