

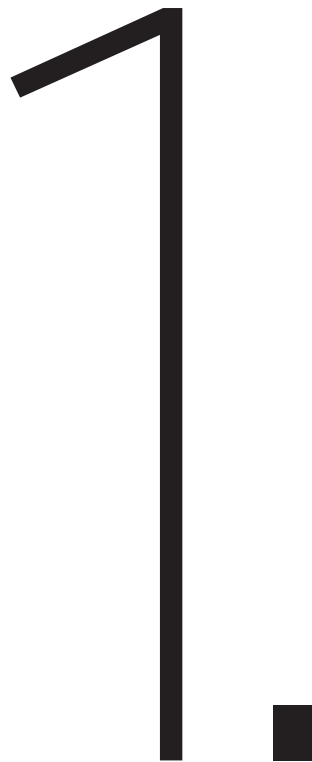
2014

Annex to the Architects' Services regarding
listed and non-listed existing buildings

ARCHITECT'S SERVICES

ROMANIAN
ORDER OF
ARCHITECTS





PRELIMINARY STAGE

PRELIMINARY STAGE

1.1.

STANDARD SERVICES

1.1.1.

Preliminary design brief

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the preliminary analysis also includes constraints and solutions related to the cultural heritage.

1.1.2.

Design offer

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the financial quote will include information on the preliminary analysis and studies.to see one of the possible solutions, as compared to the initial project brief and the conclusions of the appraisal of the urban, technical and legislative contexts. Moreover, the project simulation aims at presenting the architect’s professional capacity to respond to a brief (creativity, experience etc.). In order to complete this service, the architect should only present those documents that come in the support of the offer.

Making detailed technical offers without perceiving a fee can be considered as anti-competitive practice, according to the law.

1.2.

ADDITIONAL SERVICES

1.2.2.

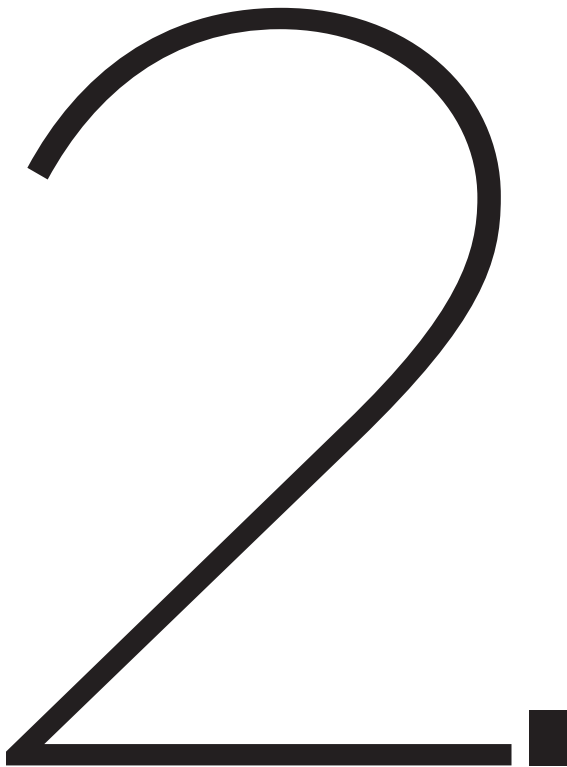
Preliminary concept design for the offer

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the architect must identify and explicitly mention the elements for which she/he cannot provide a decisive approach, given the lack of relevant information at that moment in time.

1.2.3.

Pre-feasibility study

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the pre-feasibility study will establish potential ways of intervention to be considered in the next design phasesMaking detailed technical offers without perceiving a fee can be considered as anti-competitive practice, according to the law.



PREPARATORY STAGE

2.1.

STANDARD SERVICES

2.1.2.

Necessary documents and surveys

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the list of required documents and studies may also comprise: tracking records, terms and conditions of exploitation, survey drawings, historical study for the substantiation of interventions, tests on materials, geotechnical investigation, technical expertise, façade analysis, artistic elements, stratigraphic investigation, biological tests, physical-chemical tests, dendrochronological investigation, analysis of the historic planning and of the landscape, types of required archeological investigation, geotechnical investigation, topometric analysis, environmental analysis, and energy audit.

For the authors of the above-mentioned studies there will be provided the list of certificates/qualifications they are required to have. The list of documents and studies may be extended for circumstances that could have not been initially foreseen.
The architect will provide/coordinate the drafting of the brief for the above-mentioned studies, will coordinate their drafting and will integrate the conclusions of the studies in the design project.

2.1.3.

Specialists involved in the design process

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the architect will indicate the professionals (i.e. the type of qualifications) with whom she/he will cooperate in drafting the required documents and studies and the design project: structural engineer, plumbing engineer, building restoration specialist (including for art elements).

2.1.4.

Preliminary concept design

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the brief illustration will also include the possible intervention approaches.

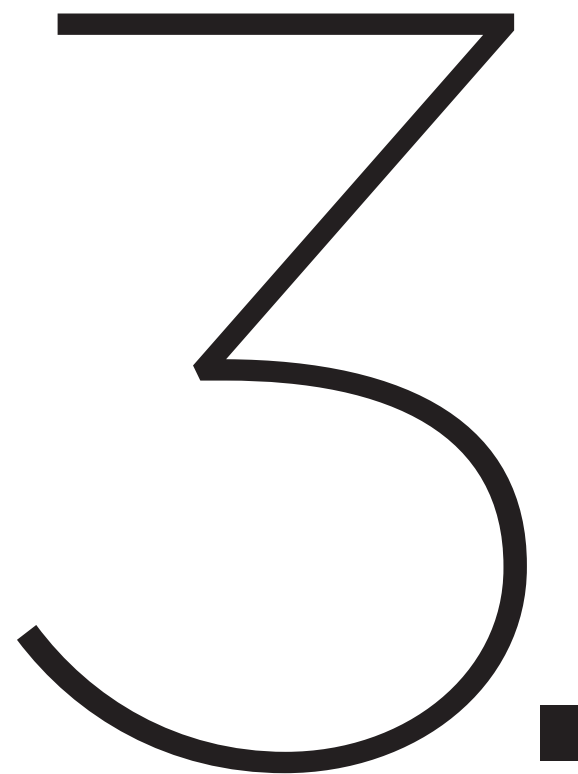
2.2.

ADDITIONAL SERVICES

2.1.4.

Consultancy regarding options for modifying the technical and economical parameters of the building

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the architect can advise the client, if appropriate, on the best way to change the legally protected status of the building.



CONCEPT STAGE

CONCEPT STAGE

CONCEPT STAGE

3.1. STANDARD SERVICES

3.1.1. General concept and architectural concept

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, drawing on the design brief, the architect will come up with a coherent intervention concept. This will represent the basis for the next phases.

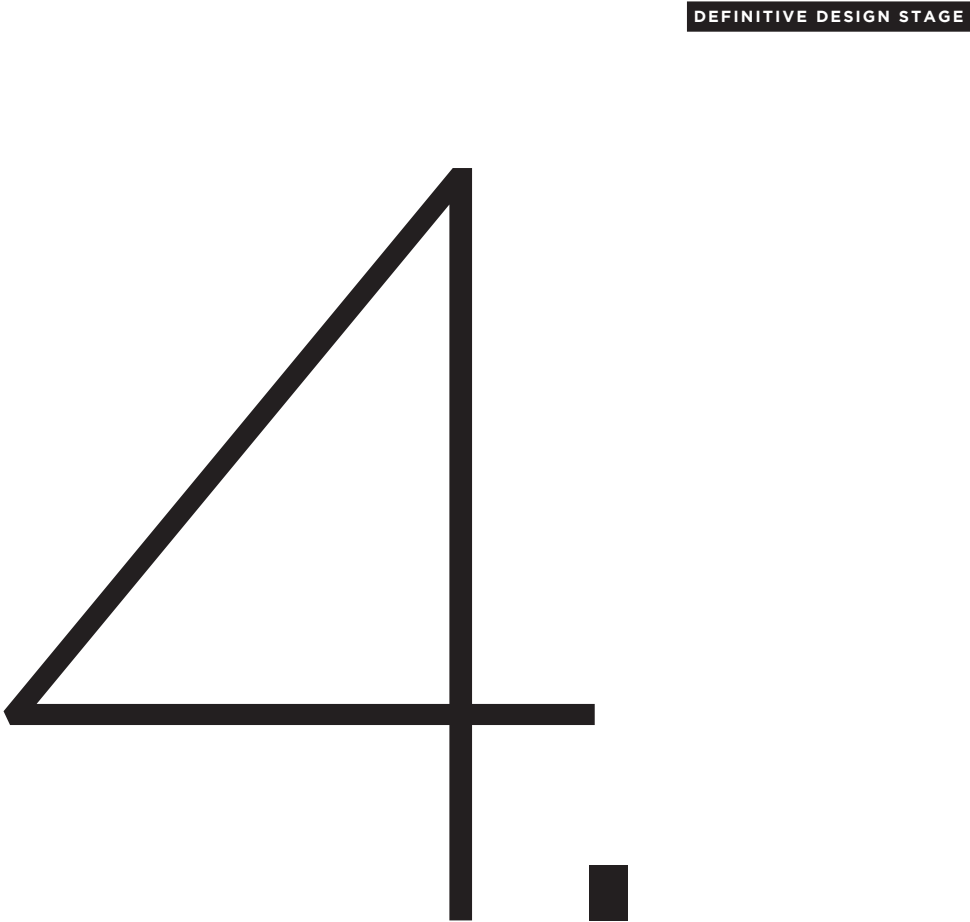
3.2. ADDITIONAL SERVICES

3.2.3. Estimating investment costs

For interventions on existing buildings (listed or non-listed), in protected areas or in protected areas of historical monuments, an estimate of the investment cost is not recommended in the preliminary phases (before DALI or before the technical project). The data necessary for such an estimate are not sufficient

3.2.4. Estimating operating costs

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, an estimate of the running costs is not recommended in the preliminary phases of the design process. The data necessary for such an estimate are not sufficient.



DEFINITIVE DESIGN STAGE

4.1. STANDARD SERVICES

4.1.1. Detailed brief (final)

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the final brief will comprise the conclusions of all substantiation studies.

4.2. ADDITIONAL SERVICES

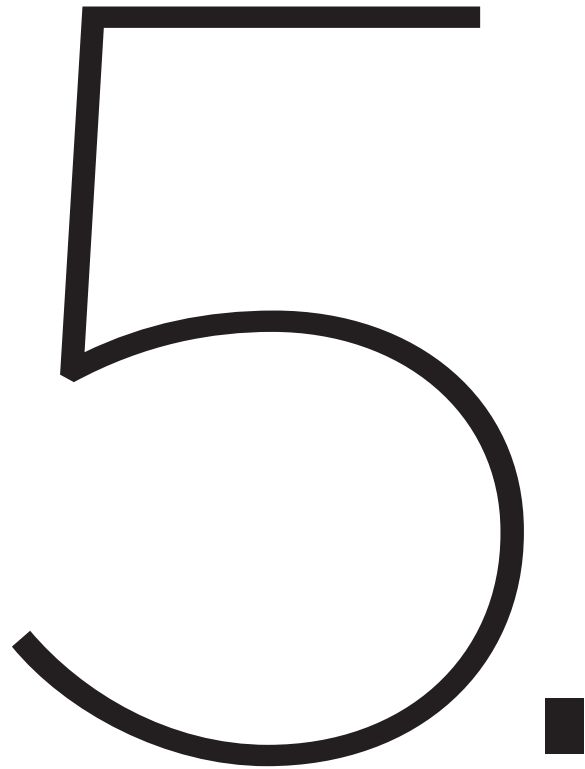
4.2.1. Investment feasibility study or the documentation for approval of intervention works (DALI)

For interventions financed from public funds on existing buildings (listed or non-listed), in built protected areas or in areas of historical monuments, drafting the documentation required for the approval of works (DALI) is a core task.

The drafting of the documentation necessary to obtain the specific approvals / permission according to the legislation in force at this stage is the responsibility of the architect. To obtain all validations, the architect must submit the documentation to the appropriate authorities and attend all the meetings the respective authorities summon her/him to.

4.2.4. Estimating investment costs

For interventions financed from public funds on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the maximum investment amount is established at the DALI stage. Subsequently, this amount cannot be increased at a later stage.



BUILDING PERMIT STAGE

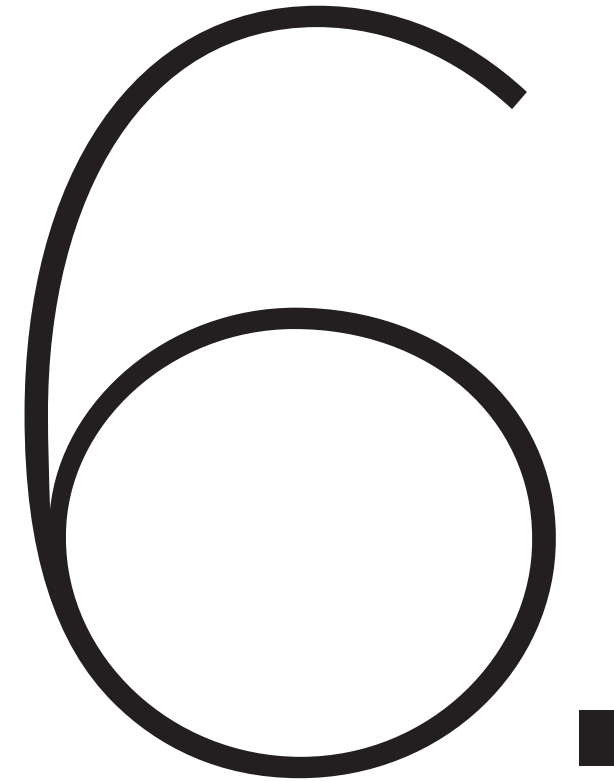
5.1.

STANDARD SERVICES

5.1.1.

Designing for authorisation

This task also includes the drafting of the documents and drawings required by the legislation, and their submission in order to obtain the legal approval/ permission.
The architect herself/himself or her/his professional representatives must attend all the meetings they are being summoned to by the approval authorities.
design phasesMaking detailed technical offers without perceiving a fee can be considered as anti-competitive practice, according to the law.



EVALUATION/ OFFER PROJECT STAGE

6.2.

ADDITIONAL SERVICES

6.2.1.

Estimating investment costs

For interventions financed from public funds on existing buildings (listed or non-listed), in built protected areas or in protection areas of historical monuments, the investment amount is established when the documentation required for the validation of works (DALI stage) is submitted (see 4.2.4.). Subsequently, the amount cannot be increased at a later stage.



DESIGN FOR EXECUTION STAGE

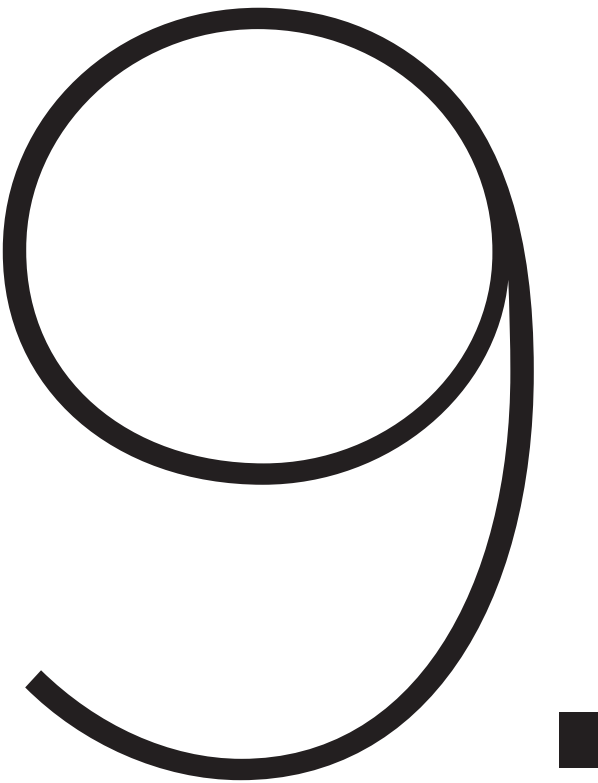
7.1.

CORE SERVICES

7.1.1.

Detailed design

For interventions on existing buildings (listed or non-listed), in built protected areas or in protected areas of historical monuments, the technical project phase and the detail phase are merged, and they must be carried out simultaneously, not successively.



CONSTRUCTION MONITORING STAGE

9.1.

CORE SERVICES

9.1.3.

Project management

By law, for interventions on existing buildings (listed or non-listed), in protected areas or in protected areas of historical monuments, the project is to be managed by certified building site managers.