

LUCIAN BLAGA HIGH SCHOOL CLUJ-NAPOCA

DESIGN COMPETITION

ANNEX 2.3.2.

DESCRIPTION OF THE SERVICES AND
DEADLINES COVERED THAT MAKE THE
OBJECT OF THE CONTRACT

TABLE OF CONTENTS

I. Design missions	3
II. Description of the services that make the object of the contract	3
Stage 1 / Preliminary project	3
Stage 2 / Preliminary studies regarding the High School	3
Stage 3 / Zonal Urban Plan (<i>PUZ</i>) of the Lucian Blaga Theoretical High School .	4
Stage 4 / Lucian Blaga Theoretical High School	5
4.1. Documentation for the approval of intervention works (DALI) and / or Feasibility Study (SF)	5
4.2. Documentation for the authorization of the execution of works	5
4.3. Technical execution documentation (DT + DE)	6
4.4. Technical assistance	6
Stage 5 / Urban arrangement of adjacent streets	7
5.1. Documentation for the approval of intervention works (DALI) and / or Feasibility study (SF)	7
5.2. Documentation for the authorization of the execution of works	8
5.3. Technical execution documentation (DT+DE)	8
5.4. Technical assistance	10
III. Deadlines for the provision of services	11
IV. Schedule of the execution of works - simulation	15

I. Design missions

1. **Preliminary project of the Lucian Blaga Theoretical High School and Arrangement of adjacent streets**
2. **Preliminary studies**
 - 2.a. Preliminary studies for the Lucian Blaga Theoretical High School (technical expertise for resistance and stability, topographic survey, geotechnical investigation, energy audit etc.)
 - 2.b. Preliminary studies for the Urban Arrangement of adjacent streets (topographic survey etc.)
3. **Zonal Urban Plan (PUZ) of the Lucian Blaga Theoretical High School**
4. **Lucian Blaga Theoretical High School**
 - 4.1. Documentation for the approval of intervention works and/or Feasibility study (DALI/SF)
 - 4.2. Documentation for the authorization of the execution of works (DTAC/DTAD + DTOE)
 - 4.3. Technical execution documentation (PT + DE)
 - 4.4. Technical assistance
5. **Urban arrangement of adjacent streets**
 - 5.1. Documentation for the approval of intervention works or Feasibility Study (DALI / SF)
 - 5.2. Documentation for the authorization of the execution of works (DTAC + DTOE)
 - 5.3. Technical execution documentation (PT + DDE)
 - 5.4. Technical assistance

II. Description of the services that make the object of the contract

Stage 1 / Preliminary project

- **General architectural concept.** The detailing of the solution presented in the competition, integrating the constraints resulting from the location: written materials (technical report) and drawings 1:200 scale (site plan, plans of all levels, facades and relevant sections).
- **Planning the development of the investment.** Planning the development of the investment project over time, which includes all stages of design, as well as the main subsequent stages of approval, authorization, bidding and execution of construction works.

Stage 2 / Preliminary studies regarding the High School

It includes all the studies necessary to develop the project and the PUZ:

- **Technical expertise for resistance and stability.** The technical expertise will be developed according to Government Decision no. 925 of 20 November 1995 and 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 on the installations** – drawn up according to Government Decision no. 925 of 20 November 1995 and 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 necessary measures to be included in the project;
- **Topographical documentation** necessary for the preparation of the documentation for the authorization of construction works, minimum scale 1:500 - according to the Order of the General Director of ANCPI no. 700/09.07.2014;
- **Geotechnical investigation** – according to the "Regulations on geotechnical documentations for constructions", indicative NP 074-2014 approved by Order of the Ministry of Regional Development and Public Administration no. 1,330 of 17 July 2014 for the approval of the technical "Regulations on geotechnical documentations for constructions ", indicative NP 074-2014;
- **Energy audit / balance** – will be prepared by an expert authorized according to the methodology for calculating the Energy Performance of Buildings developed with a view to the enforcement of Law 372/2005 and in accordance with the provisions of Methodology MC 001/2006 regarding the calculation of energy consumption of buildings and other applicable technical regulations.
- If, during the preparation of the documentation, the need to prepare other studies than those in the urban planning certificate arises, these shall be incumbent upon the service provider. The cost of the permits / studies will be borne by the beneficiary.

Stage 3 / Zonal Urban Plan (PUZ) of the Lucian Blaga Theoretical High School

It will be developed in accordance with the legal provisions - Law no. 350/2001 regarding territorial planning and urban planning, as amended and supplemented, to the Methodological Guidelines for the enforcement of Law no. 350/2001 regarding territorial planning and urban planning and the development and updating of urban planning documentation approved by the MDRAP Order no. 233/2016.

It will include the documentation for obtaining the opportunity permit, the development of the project in the regulatory area according to the urban planning certificate, respectively for the 2 plots of the institution, the topographical support made on the area delimited by the opportunity permit, the development, approval and defending of the project.

Stage 4 / Lucian Blaga Theoretical High School

4.1. Documentation for the approval of intervention works (DALI) and / or Feasibility Study (SF)

consisting of:

- **Documentation for the approval of intervention works and / or Feasibility Study** – developed in accordance with the provisions of Government Decision no. 907 of 29 November 2016 and other applicable legal provisions;
- **Documentations for obtaining permits and approvals** - The Provider has the obligation to draw up the specific documentation, to submit them and to obtain all the necessary permits and approvals for the DALI / SF phase on behalf of the Contracting Authority. Their cost will be borne by the beneficiary. Moreover, the provider will verify and implement the conditions imposed by the urban planning certificate obtained by him, as well as the conditions mentioned in the notices and agreements obtained.

4.2. Documentation for the authorization of the execution of works

consisting of:

- **Documentations for obtaining approvals, agreements and authorizations** - according to the specific requirements of each permit/approval/authorization issuer. The provider has the obligation to draw up the specific documentations, to submit them and to obtain, on behalf of the Contracting Authority, all the permits / approvals / authorizations required for the issuance of the building permit. The counter value of the fees for the issuance of the permits / approvals / authorizations will be borne by the beneficiary. Furthermore, the provider will check and implement the conditions imposed by the urban planning certificate, as well as the conditions mentioned in the permits and approvals obtained, as well as the requirements of the beneficiary. If additional documentation is requested through the permits, approvals, or authorizations, they shall be the responsibility of the provider;
- **Technical documentations - D.T.A.C.+D.T.O.E.** for the authorization of the execution of construction works, including the works related to the organization of the execution of works, respectively **Technical documentations - D.T.A.D.+D.T.O.E.** for the authorization of the execution of demolition works of works/constructions, including for the authorization of the works related to the organization of the execution of the works - according to the framework content of Law no. 50 of 29 July 1991 and from 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 technical documentations will be verified by the provider with authorized

technical verifiers before submitting them in order to obtain building/demolition permits.

4.3. Technical execution documentation (DT + DE)

consisting of:

- **Technical execution project (DT)** – representing the technical-economic documentation – written materials and drawings - developed under the conditions of the law, which develop the technical documentation, in compliance with the conditions imposed by the building permit, as well as by the permits, approvals and the 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 to achieve the investment objective, based on which the authorized construction works are being executed. It will be developed according to the content framework provided in Government Decision no. 907 of 29 November 2016 regarding the development stages and the framework content of the technical-economic documentation related to the investment objectives/projects financed from public funds, as amended and supplemented, annex 10, and to the regulations, standards and legislation in force at the time of development; The positions of the estimate will ensure the requirements of the specifications regarding the quality and type of materials to be used by way of incorporation. The technical data sheets will be sufficiently detailed to ensure that the required level of quality is achieved.
- **Execution details (DE)** - as a component part of the technical execution project, which complies with its provisions and details the solutions for composition, assembly, execution, installation and other such operations regarding construction parts/elements or related installations and which indicate dimensions, materials, execution technologies, as well as links between the structural/non-structural constructive elements of the investment objective.
- **Quality control program** as a component of the project through which the stages of verification 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 state control in execution phases determining the mechanical strength and stability of constructions - code PCF 002;

4.4. Technical assistance

consisting of:

- **Technical assistance from the part of the designer during the execution period of the works** according to the provisions of Law no. 10 of 18 January 1995

regarding quality in construction, republished, as amended and supplemented, mainly consisting of:

- Participating in all phases established by the quality control program of execution works and developing the point of view on the manner of carrying out the works;
- Establishing the way to treat the defects that occurred during the execution as well as the follow-up of the application of the solutions adopted on the construction site after their appropriation by the certified project verifiers;
- Solving the non-conformities and inconsistencies reported by certified verifiers, contractors, beneficiary, etc. to the designed technical solutions;
- Only if applicable - The development of technical solutions through site provisions, during the execution of the works, in the case of changes to the solutions initially established in the project and the follow-up of 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 Methodological Guidelines for the enforcement of Law no. 50/1991 regarding the authorization of the execution of construction works, as amended and supplemented;
- Only if applicable - Approval/verification/justification of additional works that may occur during the execution of the works;
- **Technical assistance during public procurement procedures** through responses to requests for clarifications coming from interested economic operators;
- **Instructions on the 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 carried out for the enforcement of the legal provisions regarding the current and special monitoring of the operational behaviour of constructions - code PCU 004;
- **„AS-Build” documentation** consisting of at least the following parts - the descriptive report regarding the possible changes that occurred along the way with the description of the initial situation, the changes made and their justification, drawings including the changes made (by site provisions, etc.), survey;
- **Participation in the elaboration of the Technical book of the building**, according to the legal provisions.

Stage 5/ Urban arrangement of adjacent streets

5.1. Documentation for the approval of intervention works (DALI) and / or Feasibility Study (SF)

consisting of:

- **Documentation for the approval of intervention works or Feasibility Study** – developed in accordance with the provisions of Government Decision no. 907 of 29 November 2016 and other applicable legal provisions;

- **Documentations for obtaining permits and approvals** - The Provider has the obligation to draw up the specific documentations, to submit them and to obtain all the necessary permits and approvals for the DALI / SF phase on behalf of the Contracting Authority. Their counter value will be borne by the beneficiary. Moreover, the provider will verify and implement the conditions imposed by the urban planning certificate obtained by him, as well as the conditions mentioned in the permits and approvals obtained.

5.2. Documentation for the authorization of the execution of works

consisting of:

- **Documentations for obtaining permits, approvals and authorizations** - according to the specific requirements of each permit / approval / authorization issuer. The provider has the obligation to draw up the specific documentations, to submit them and to obtain all the permits / approvals / authorizations necessary for issuing the building permit on behalf of the Contracting Authority. The counter value of the fees for issuing the permits/approvals/authorizations will be borne by the beneficiary. Moreover, the provider will check and implement the conditions imposed by the urban planning certificate, as well as the conditions mentioned in the permits and approvals obtained, as well as the requirements of the beneficiary. If additional documentation is requested through the permits, approvals, or authorizations, they shall be the responsibility of the provider;
- **Technical documentations - D.T.A.C.+D.T.O.E.** for the authorization of the execution of construction works, including the works related to the organization of the execution of the works - according to the framework content of Law no. 50 of 29 July 1991 and from 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 with other applicable legal provisions and based on the urban planning certificate that will be requested for the issuance of the building permit. The technical documentations will be verified by the provider with authorized technical verifiers before submitting them in order to obtain building/demolition permits.

5.3. Technical execution documentation (DT+DE)

consisting of:

- **Technical execution project (DT)** – representing the technical & economic documentation – written materials and drawings - developed under the conditions of the law, which develop the technical documentation, in compliance with the conditions imposed by the building permit, as well as by the permits, approvals and the 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 to achieve the investment objective, based on

which the authorized construction works are being executed. It will be developed according to the content framework provided in Government Decision no. 907 of 29 November 2016 regarding the development stages and the framework content of the technical-economic documentation related to the investment objectives/projects financed from public funds, as amended and supplemented, annex 10, and to the regulations, standards and legislation in force at the time of development; The positions of the estimate will ensure the requirements of the specifications regarding the quality and type of materials to be used by way of incorporation. The technical data sheets will be sufficiently detailed to ensure that the required level of quality is achieved.

- **Execution details (DE)** - as a component part of the technical execution project, which complies with its provisions and details the solutions for composition, assembly, execution, installation and other such operations regarding construction parts/elements or related installations and which indicate dimensions, materials, execution technologies, as well as links between the structural/non-structural constructive elements of the investment objective.
- **Quality control program** as a component of the project through which the stages of verification 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 state control in execution phases determining the mechanical strength and stability of constructions - code PCF 002;

5.4. Technical assistance

consisting of:

- **Technical assistance from the part of the designer during the execution period of the works** according to the provisions of Law no. 10 of 18 January 1995 regarding quality in construction, republished, as amended and supplemented, mainly consisting of:
 - Participating in all phases established by the quality control program of execution works and developing the point of view on the manner of carrying out the works;
 - Establishing the way to treat the defects that occurred during the execution as well as the follow-up of the application of the solutions adopted on the construction site after their appropriation by the certified project verifiers;
 - Solving the non-conformities and inconsistencies reported by certified verifiers, contractors, beneficiary, etc. to the designed technical solutions;
 - Only if applicable - The development of technical solutions through site provisions, during the execution of the works, in the case of changes to the solutions initially established in the project and the follow-up of 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 Methodological Guidelines for the enforcement of Law no. 50/1991 regarding the authorization of the execution of construction works, as amended and supplemented;
 - Only if applicable - Approval/verification/justification of additional works that may occur during the execution of the works;
- **Technical assistance during public procurement procedures** through responses to requests for clarifications coming from interested economic operators;
- **Instructions on the 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 carried out for the enforcement of the legal provisions regarding the current and special monitoring of the operational behaviour of constructions - code PCU 004;
- **„AS-Build” documentation** consisting of at least the following parts - the descriptive report regarding the possible changes that occurred along the way with the description of the initial situation, the changes made and their justification, drawings including the changes made (by site provisions, etc.), survey;
- **Participation in the elaboration of the Technical book of the building**, according to the legal provisions.

Communication materials

- **Renderings / three-dimensional simulation** – At the end of phases 4.1 and 5.1 (Feasibility study/ Documentation for the approval of intervention works), the design

service provider will make renderings to present the proposal, which the Contracting Authority can use in order to promote the intervention objective. During the course of the project, the Provider will update the presentation images of the proposed solution as he deems necessary, to illustrate the evolution and for the detailing of the project. These images will be used by the Contracting Authority for the same purpose, to promote the investment objective.

III. Deadlines for the provision of services

Stage	Service	Maximum deadline for the provision of the services
1.	Preliminary project	
	Preliminary project	<ul style="list-style-type: none"> • Maximum 30 calendar days from signing the contract; • It is considered completed upon the qualitative acceptance of the documentation by the Contracting Authority.
2.	Preliminary studies	
	Preliminary studies	<ul style="list-style-type: none"> • Maximum 120 calendar days from signing the contract; • It is considered completed upon the qualitative acceptance of each individual documentation by the Contracting Authority. • <i>The waiting times for the Land Book (CF) extracts, ownership documents in the name of the Contracting Authority for the buildings in the competition area or other decisions that belong with the Contracting Authority and which prevent the continuation of the design services are not taken into account.</i>
3.	Zonal Urban Plan (PUZ)	
	Zonal Urban Plan (PUZ)	<ul style="list-style-type: none"> • Maximum 150 calendar days from signing the contract; • The qualitative acceptance of the documentation by the Contracting Authority is considered completed.

		<ul style="list-style-type: none"> <i>The term for approving and endorsing the documentation is not taken into account, but the deadline for bringing any additions requested by the approvers does.</i> <i>The waiting times for the Land Book (CF) extracts, ownership documents in the name of the Contracting Authority for the buildings in the competition area or other decisions that belong with the Contracting Authority and which prevent the continuation of the design services or the approval of the PUZ, and the term required for bureaucratic procedures for obtaining the Local Council Decision (HCL) are not taken into account.</i>
4.	Lucian Blaga Theoretical High School	
4.1.	Documentation for the approval of intervention works (DALI) and / or Feasibility Study (SF)	<ul style="list-style-type: none"> Maximum 150 calendar days from the payment of phase 1.3 – Summary of preliminary studies It is considered completed upon the qualitative acceptance of the documentation by the Contracting Authority. <i>The waiting times for the Land Book (CF) extracts, permits, approvals, authorizations, the term required for bureaucratic procedures for obtaining the Local Council Decision (HCL) or other decisions that belong with the Contracting Authority and which prevent the continuation of the design services are not taken into account.</i>
4.2.	Documentation for the authorization of the execution of the works	<ul style="list-style-type: none"> Maximum 120 calendar days from obtaining the HCL approving the PUZ / from obtaining the HCL for the technical-economic indicators of DALI / SF It is considered completed upon the handover of the whole documentation verified by the project verifiers and the qualitative acceptance of the documentation by the Contracting Authority. <i>The waiting times for the Land Book (CF) extracts, permits, approvals, authorizations, building permit or other decisions that belong with the Contracting Authority and which prevent the continuation of the design services are not taken into account. But the deadline for bringing any additions requested by the issuer of the building permit is included.</i>

4.3.	Technical execution documentation	<ul style="list-style-type: none"> • Maximum 150 calendar days for obtaining and paying for the building permit; • It is considered completed upon the handover of the whole documentation verified by the project verifiers and the qualitative acceptance of the documentation by the Contracting Authority.
4.4.	Technical assistance	<ul style="list-style-type: none"> • Technical assistance from the part of the designer begins with the conclusion of the public procurement contract and ends 60 days after signing the acceptance report upon completion of the construction works, but no later than 30 months after handing over the Technical Execution Documentation. • The 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 over time, 4 Technical assistance during public procurement, 5. Technical assistance during implementation – decisive phases). • Response time to the beneficiary's letters - maximum 5 working days.
5.	Urban arrangement of adjacent streets	
5.1.	Documentation for the approval of intervention works (DALI) and/or Feasibility Study (SF)	<ul style="list-style-type: none"> • Maximum 120 calendar days from the payment of phase 1.3 – Summary of preliminary studies • It is considered completed upon the qualitative acceptance of the documentation by the Contracting Authority. • <i>The waiting times for the Land Book (CF) extracts, permits, approvals, authorizations, the term required for bureaucratic procedures to obtain the HCL or other decisions that belong with the Contracting Authority and which prevent the continuation of the design services are not taken into account.</i>
5.2.	Documentation for	<ul style="list-style-type: none"> • Maximum 90 calendar days from obtaining the HCL approving the PUZ / from obtaining the HCL

	the authorization of the execution of works	<p>for the technical & economic indicators of DALI / SF.</p> <ul style="list-style-type: none"> It is considered completed upon the handover of the whole documentation verified by the project verifiers and the qualitative acceptance of the documentation by the Contracting Authority. <i>The waiting times for the Land Book (CF) extracts, permits, approvals, authorizations, building permit or other decisions that belong with the Contracting Authority and which prevent the continuation of the design services are not taken into account. But the deadline for bringing any additions requested by the issuer of the building permit is included.</i>
5.3.	Technical execution documentation	<ul style="list-style-type: none"> Maximum 120 calendar days from obtaining and paying for the building permit; It is considered completed upon the handover of the whole documentation verified by the project verifiers and the qualitative acceptance of the documentation by the Contracting Authority.
5.4.	Technical assistance	<ul style="list-style-type: none"> Technical assistance from the part of the designer begins with the conclusion of the public procurement contract and ends 60 days after signing the acceptance report upon completion of the construction works, but no later than 30 months after handing over the Technical Execution Documentation. The 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 over time, 4 Technical assistance during public procurement, 5. Technical assistance during implementation – decisive phases). Response time to the beneficiary's letters - maximum 5 working days.

IV. Schedule of the execution of works - simulation

Contract signing																			
Order to start the works																			
1 st Year												2 nd Year						3 rd Year	4 th Year
M 1	M 2	M 3	M 4	M 5	M 6	M 7	M 8	M 9	M 10	M 11	M 12	M 13	M 14	M 15	M 16	M 17	M 18		L48
A																			
S																			
	PUZ																		
				SF / DALI				DTAC/DTAD				PT-DE				Technical assistance			

A – preliminary project

S – preliminary studies

PUZ – zonal urban plan

SF / DALI – substantiation study / documentation for the approval of intervention works

DTAC / DTAD – documentation for the authorization of the execution of works (demolition / construction)

PT-DE – technical project / execution details