

Translation from Romanian

TULCEA CENTRAL AREA
URBAN REGENERATION OF THE CENTRAL AREA OF TULCEA
MUNICIPALITY

DESIGN COMPETITION

Annex 2.3.2 – Description of services and design terms

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I. DESIGN MISSIONS RELATED TO THE INVESTMENT OBJECTIVE:

1. **Definitive concept / Preliminary design** – final concept documentation (ANTP), in accordance with the winning design of the design competition

2. **Feasibility study** (SF)

3. **Documentation for the authorization of the execution of the works** (DTAC / DTAD + DTOE)

4. **Technical execution documentation** (DT + DDE)

5. **Technical assistance**

6. **Maintenance documentation**

The sections below detail the stages and services that will be the subject of the contract concluded between the beneficiary, Tulcea City Hall, and the winner of the competition.

1. DEFINITIVE CONCEPT / PRELIMINARY DESIGN – final concept documentation (ANTP)

The general design concept - the detailing of the solution presented in the competition, with the integration of the constraints resulting from the site: written pieces (technical memory) and drawn pieces / scale 1:2000 - 1:200 (situation plan, detail plans, sections, etc.).

Completion of preliminary studies:

- **Topographical documentation** – needed for drawing up the authorization documentation for the construction works, minimum scale 1:500 - according to the Order of the General Director of ANCPI no. 700/09.07.2014, with subsequent amendments and additions and other incidental legal provisions.
- **Geotechnical Study** – according to "Normative regarding the geotechnical documentation for constructions", indicative NP 074-2014 approved by Order of the Ministry of Regional Development and Public Administration no. 1.330 of July 17, 2014 for the approval of the technical regulation "Regulation on geotechnical documentation for constructions",

indicative NP 074-2014.

- **Preventive archaeological research** – according to the Government Ordinance no. 43/2000 regarding the protection of the archaeological heritage and the declaration of some archaeological sites as areas of national interest, with subsequent amendments and additions, as well as specific procedures and standards; the research will be coordinated by a certified archaeologist, authorized by the Ministry of Culture, and its conclusions will be endorsed by the National Archeology Commission.
- **Historical study** – a historical study will be made, according to the winning solution; this study will necessarily include the extended area of the project - the vision area - as well as the existing public monuments in the area.
- **Technical expertise of the underground installations.**

Synthesis of preliminary studies - the results of the preliminary studies will substantiate in detail the permissiveness and prohibitions of the planned interventions on the location territory, in accordance with the adopted development solution, contributing to the elaboration of its definitive form.

2. FEASIBILITY STUDY (SF)

Developed in accordance with the provisions of Government Decision no. 907 of November 29, 2016 as well as other incidental legal provisions; Documentation for obtaining approvals and agreements: the provider has the obligation to draw up the specific documentation, submit it and obtain on behalf of the Contracting Authority all the necessary approvals and agreements for the SF phase. Their counter value will be borne by the beneficiary. Also, the provider will verify and implement the conditions imposed by the urban planning certificate obtained by it, as well as the conditions mentioned in the notices and agreements obtained, the specific requirements of the beneficiary;

3. DOCUMENTATION FOR THE AUTHORIZATION OF THE EXECUTION OF THE WORKS (DTAC/DTAD + DTOE)

Technical documentation - D.T. (D.T.A.C./D.T.A.D. + D.T.O.E.) for the authorization of the execution of construction/demolition works, including the works related to the organization of the execution of the works - according to the framework content of Law no. 50 of July 29, 1991, with subsequent amendments and additions, and from Order of the Ministry of Regional Development and Housing no. 839 of October 12, 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, with subsequent amendments and additions, respectively.

The documentation will be verified by certified technical verifiers for all quality requirements, according to the law, before submission for building/dismantling permits.

The service provider has the obligation to draw up the specific documentation, to submit and to obtain, on behalf of the Tulcea Municipal Town Hall, all the necessary DTAC, DTAD and DTOE approvals and agreements, according to the town planning certificate that will be obtained. Their counter value will be borne by the beneficiary. Also, the provider will verify and implement the conditions imposed by the urban planning certificate, as well as the conditions mentioned in the notices and agreements obtained, as well as the requirements of the beneficiary. If the approving institutions request additional documentation, they are the responsibility of the provider. The provider will support the documentation in all legally competent approval forums.

4. TECHNICAL EXECUTION DOCUMENTATION (DT + DDE)

Technical execution project – representing the technical-economic documentation - written and drawn pieces - developed 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 notices, agreements and administrative act of the competent authority for environmental protection, annexes to the building permit. The technical project (P.Th.) includes the technical and economic solutions to achieve the investment objective, on the basis of which the authorized construction works are executed. It will be developed according to the content framework provided in Government Decision no. 907 of November 29, 2016 regarding the elaboration stages and framework content of the technical-economic documentation related to the investment objectives/projects financed from public funds, with subsequent amendments and additions, to the norms, standards and legislation in force at the date of elaboration; The estimate articles will ensure, by incorporation, the requirements of the specifications regarding the quality and type of materials to be used. The technical data sheets will be sufficiently detailed to ensure that the required level of quality is achieved. Documentation will be checked by certified technical verifiers for all quality requirements, according to the law.

Execution details - 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 similar 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. Execution details will be verified by certified technical verifiers for all quality requirements, according to the law.

Quality control program - 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 achievement of the specified requirements; in accordance with MDRAP Order no. 1,370 of July 25, 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.

Occupational health and safety plan according to Government Decision no. 300 of March 2, 2006, with subsequent amendments and additions.

Instructions for current tracking of constructions and improvements – according to MDRAP Order no. 847 of June 2, 2014 for the approval of the Procedure regarding the control activities carried out for the application of the legal provisions regarding the current and special monitoring of the behavior in operation of constructions - code PCU 004.

It is considered necessary to envisage a maintenance plan for the designed public spaces, after construction according to the project, so that the possible damage of some finishes or designed details does not affect the moral integrity and the use of this arrangement for a long period of time. Part of the principles of a sustainable layout should be to foresee the sustainability over time of the designed solutions.

In addition, the following related documentation is considered necessary:

- Time maintenance plan of the designed plantations;
- Hydraulic installation project - if necessary, correlated with the related electrical installations;
- Lighting project - the rules regarding people with locomotor disabilities will be taken into account, respectively norms such as NP 062-2002, NP 068-2002, NP 051-2012;
- Storm water capture project - which takes into account the flows that may be received by the municipal network through the implementation of a sustainable surface water management system (Sustainable Urban Drainage System);
- Urban furniture design project and temporary constructions – depending on the solution;
- Information display design project (historical/cultural/tourist) – depending on the solution;
- Regulation of advertising display methods in the square, the area of Unirii Street and Trei Fantani (Three Fountains) Park - mandatory, in accordance with the needs of the contracting authority, but especially with

the unitary image proposed by the project.

5. TECHNICAL ASSISTANCE - during execution (AT) and upon receipt of works (Rec)

Technical assistance from the designer during the execution period of the works according to the provisions of Law no. 10 of January 18, 1995 regarding quality in construction, republished, with subsequent amendments and additions, consisting mainly of:

- Technical assistance during public procurement procedures through responses to requests for clarifications from interested economic operators.
- Following up on the site application of the solutions adopted by the project, according to the technical regulations in force and the best existing execution technologies;
- Establishing the way to treat the defects that appeared in the execution as well as the follow-up of the application on the site of the solutions adopted after their appropriation by the attested project verifiers;
- Resolving non-conformities and inconsistencies reported by certified verifiers, executors, beneficiary, etc., to the designed technical solutions;
- Updating the General Estimate at the request of the beneficiary whenever necessary;
- Participation in all phases established by the quality control program of execution works;
- The development of technical solutions through construction site provisions, during the execution of the works, in 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 authorization according to the provisions of art. 67 para. (4) from the Order of the Ministry of Regional Development and Housing no. 839 of October 12, 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, with subsequent amendments and additions and the elaboration of technical documentation - DT (DTAC+DTOE) for the authorization of the execution of construction works, in case the changes require the reauthorization of the works;
- Approval/verification/justification of additional works that may occur during the execution of the works;
- Participation in partial receptions, receptions at the end of the works, final receptions, at the commissioning of each work included in the project and the elaboration of the point of view on the way of carrying out the works, according to the provisions of GD 343/2017 for the amendment of Government Decision no. 273/1994 on the approval of the Regulations for the reception of construction works and related installations;

- The "As-Built" documentation composed of at least the following pieces: the descriptive memorandum regarding the possible changes that occurred along the way with the description of the initial situation, the changes made and their justification, parts drawn with the inclusion of the changes made (by site provisions, etc.);

The technical assistance from the designer begins with the conclusion of the public procurement contract and ends 2 months after the signing of the acceptance protocol upon completion of the construction works, during which time the 'As-Built' documentation can be drawn up.

The technical-economic documentation will be drawn up in compliance with the provisions of the Romanian legislation in force regarding the investment objectives from public funds. Through the proposed technical solutions, maximum quality requirements of the works will be ensured, according to the legislation in force, with subsequent amendments and additions.

6. MAINTENANCE DOCUMENTATION

Maintenance documentation of the newly created infrastructure, component of the project that provides for the creation of a maintenance and management manual for the area for proper operation and maintenance by the Contracting Authority and will include at least the following chapters:

- **Management plan for landscaped green spaces** - indicating how to maintain, manage and protect them according to the seasons.
- **Waste management plan**- indicating the optimal way of taking over the waste, as well as the measures for their sorting and collection.
- **Fire and emergency safety plan** - indicating the ways of using the future layout in special conditions (fire, ambulance access, supply, etc.).
- **Urban utilities maintenance plan** - indicating the way in which the urban utilities and the connections to them will be able to be visited, maintained or modified, with minimal damage to the configuration and finishes proposed by the project.

The following will not be the subject of the financial offer:

Design of Urban Utility Networks that do not belong to Tulcea City Hall - even if dialogue and coordination with the administrators of the urban utility networks that cross the Intervention Area and adjacent streets is recommended and absolutely necessary, the offer will not include the projects of possible deviations or optimizations of these networks; only water-sewer networks will be taken into account.

Archaeological studies other than preventive archaeological research - if additional studies or research are required, they will be borne by the Tulcea

City Hall, with the logistic support of the designer for any necessary coordination or exchange of information.

II. MAXIMUM TERMS FOR THE PROVISION OF SERVICES:

Phase 1. DEFINITIVE CONCEPT / PRELIMINARY DESIGN – final concept documentation (ANTP):

- **Delivery term of a maximum of 45 calendar days** from the order to start the works.
- It is considered concluded when the documentation is received by Tulcea City Hall.
- *The deadline for approving the conclusions of the preventive archaeological research is not taken into account.*

Phase 2. FEASIBILITY STUDY (SF)

Delivery period of a maximum of 90 calendar days from the order to start the works.

- It is considered concluded upon the qualitative reception of the documentation by the Contracting Authority.
- *The waiting times for Land Register (CF) extracts, notices, agreements, approvals or other decisions related to the Contracting Authority and which prevent the continuation of the design services are not taken into account.*

Phase 3. DOCUMENTATION FOR THE AUTHORIZATION OF THE EXECUTION OF THE WORKS (DTAC/DTAD + DTOE)

Delivery period of a maximum of 90 calendar days from SF (feasibility study) approval.

- It is considered completed upon obtaining the construction/decommissioning permit.
- *The deadlines for accepting and approving the documentation and issuing the urban planning certificate and the construction/dissolution authorization are not included, but the deadline for bringing any additions requested by the authorization issuer is included.*

Phase 4. TECHNICAL EXECUTION DOCUMENTATION (DT + DDE)

Delivery period of a maximum of 120 calendar days from obtaining the building permit, of which one month for the implementation of the changes based on the recommendations of the documentation reviewers and the recommendations of the contracting authority upon

receipt of the documentation.

- It is considered completed upon the complete handover of the documentation after verification by the contracted project verifiers.

Phase 5. TECHNICAL ASSISTANCE during execution (AT) and on receipt of works (Rec)

The technical assistance from the designer starts with the signing of the execution contract and ends 2 months after the signing of the acceptance report upon the completion of the construction works and the handing over of the "As-Built" documentation, but cannot last more than three years from the time of starting the works.

- The payment will be staged during the negotiation between the provider and the Contracting Authority in at least 5 individual phases (e.g. 1. Technical assistance during the public procurement, 2. Technical assistance during the implementation, 3. as-built, 4. participation in the preparation of the technical book, 5. development of the program for monitoring the behavior of constructions/developments over time).
- Response time to the beneficiary's notices - maximum 10 working days.

Phase 6. MAINTENANCE DOCUMENTATION

- **Delivery term of a maximum of 30 calendar days** from the reception of the works by the Contracting Authority.

III. SIMULATION OF DESIGN SERVICES CONTRACT SCHEDULE

Nr. Crt.	Service name	Months (one month = 30 calendar days)																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	X	X	...	60	
1.	PRELIMINARY PROJECT																	60	
2.	SF (FEASIBILITY STUDY)																		
3.	DTAC/DTAD + DTOE																		
4.	DT+DDE																		
5.	TECHNICAL ASSISTANCE																		
6.	MAINTENANCE DOCUMENTATIO N																		

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The actual performance of the contractual phase