

Translation from Romanian

THE GARDEN OF UNIVERSITY HOUSE, BUCHAREST

REFUNCTIONALIZATION AND ACTIVATION OF EXISTING AUXILIARY SPACES IN THE COURTYARD OF THE PROPERTY WITH LAND REGISTRY NO. 214529 (46 DIONISIE LUPU STREET), ENHANCEMENT OF OLD GREENHOUSES AND THE COMPLETE LANDSCAPE DESIGN OF THE GARDEN OF UNIVERSITY HOUSE

DESIGN COMPETITION

ANNEX 2.6.

MAXIMUM COST ESTIMATE FOR THE INVESTMENT AND DESIGN VALUE

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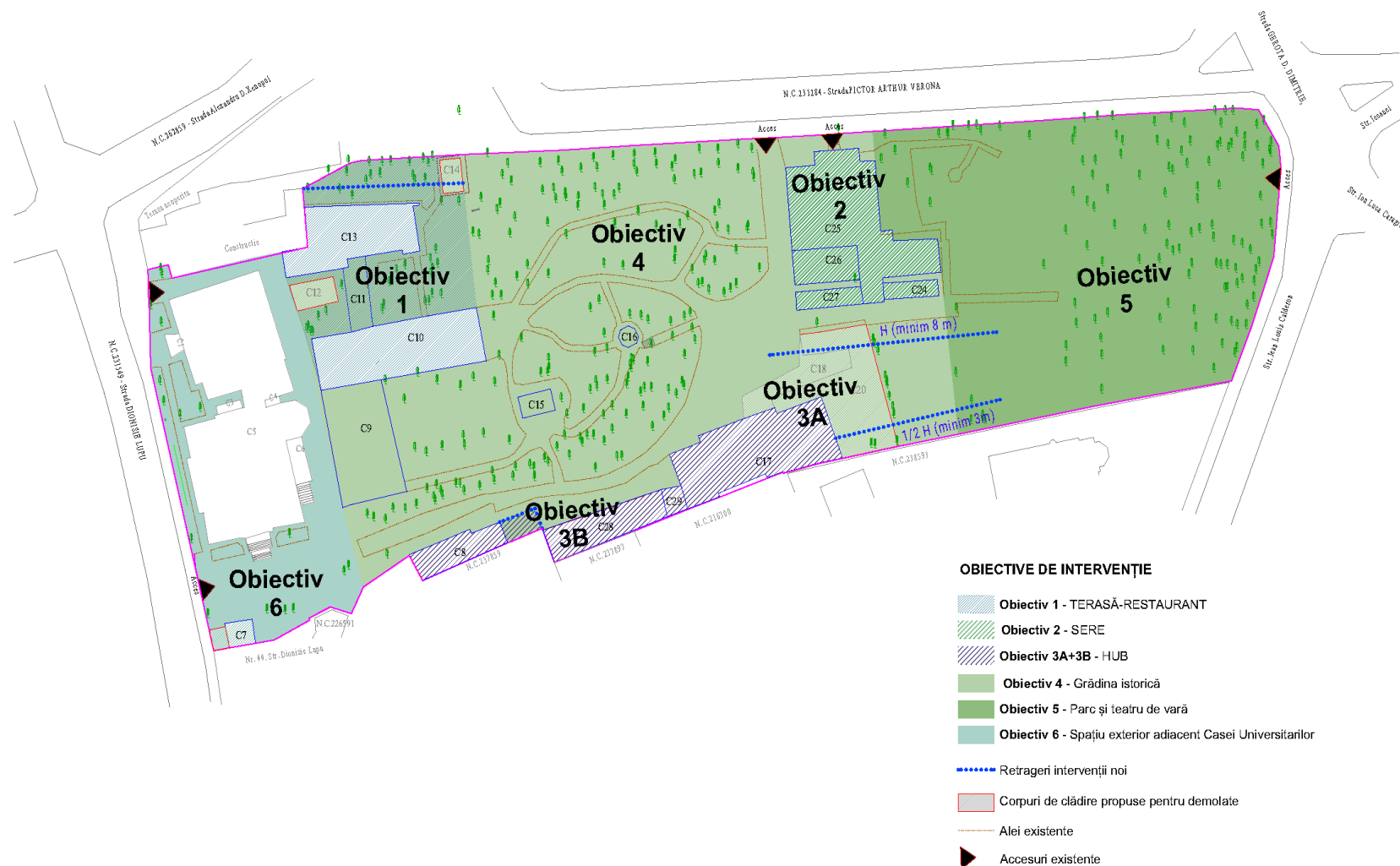
1. ESTIMATING THE IMPLEMENTATION AREA

The competition brief proposes a series of interventions on the garden of the University House, as well as on the buildings on the plot, with the exception of the Liebrecht Filipescu House.

The University House Garden can be divided into 3 areas, each with a different identity: the space adjacent to the University House, the historical garden, which includes social, cultural and leisure functions, and the park with the summer theater.

Thus, according to the theme requirements, the following functional requirements are outlined, grouped by objectives and sized, as follows:

- **Objective 1:** Terrace - restaurant | (max) 749 sq m
- **Objective 2:** Greenhouses - exhibition space | 604 sq m
- **Objective 3:** Innovation Hub and Administrative Pavilion | (max) 1646 sq m
- **Objective 4:** Historical Garden | 6130 sq m
- **Objective 5:** Park with summer theater | 3790 sq m
- **Objective 6:** The outdoor space adjacent to the University House | 1189 sq m



Legend

INTERVENTION OBJECTIVES

Objective 1 - TERRACE - RESTAURANT

Objective 2 - GREENHOUSE

Objective 3A+3B - HUB

Objective 4 - Historical Garden

Objective 5 - Park and Summer Theater

Objective 6 - Outdoor Space Adjacent to the University House

Recedings of new interventions

Buildings proposed for demolition

Existing alleys

Existing accesses

2. CALCULATION METHODOLOGY

In order to estimate the maximum investment value, a comparative study was conducted for similar investments made both in Romania and in the European space. The study followed two major categories of spaces: the garden and the built spaces. Next, several types of intervention were determined, depending on the identified needs and the investment objectives (demolitions, reconfigurations, restorations, new constructions, etc.).

2.1. CONSIDERATIONS REGARDING THE CONVERSION OF INVESTMENT VALUES

Given that this approach to analyzing similar investments includes projects carried out in different years, the following steps were taken to ensure a fair comparison:

The execution cost of projects in Romania has been updated with the inflation rate using data published by the National Institute of Statistics, available at the following address: <http://statistici.insse.ro/shop/?page=ipc1>

For projects presented from other European countries, the construction cost indicator was used depending on the country of origin of the project (France, Germany, Latvia, Lithuania, Spain, Italy, Netherlands, Sweden), available at the following address: https://ec.europa.eu/eurostat/databrowser/view/sts_copi_a_custom_17127680/default/table?lang=en

The costs were updated to the value of 2025 (quarter 1, respectively May 2025 for Romanian prices), using the formula:

$CE(2025) = CE(n) \times ICC(2024) / ICC(n)$, where:

- $CE(2025)$ represents the execution cost / sq m updated to the year 2025, expressed in euro/sq m;
- $CE(n)$ represents the execution cost / sq m for the year in which the technical-economic indicators were approved, expressed in euro/sq m;
- $ICC(2025)$ represents the value of the construction cost index for the year 2025;
- $ICC(n)$ represents the value of the construction cost index for the year in which the technical-economic indicators were approved.

2.2. COMPARATIVE STUDY OF SIMILAR INVESTMENTS (EUROPEAN AND ROMANIA)

The chosen examples were divided into 7 different categories, depending on the type of intervention and the new functions proposed by the competition brief, with the average prices for each category being applied to the surfaces of the intervention areas.

For the **garden**, the examples followed 2 types of intervention determined by the character of the outdoor spaces and the established intervention objectives:

- **TYPE 1 intervention / GARDEN - predominantly mineral:**
Interventions for predominantly mineral spaces: uncovering and restoring/reconfiguring pavements, replanting and new planted spaces, urban furniture, lighting, minimal parking - targeting objective 6;
- **TYPE 2 intervention / GARDEN - predominantly vegetal:**
Interventions for predominantly green spaces: conservation and maintenance of existing flora, replanting, irrigation system, restoration of existing alleys, new alleys, urban furniture and environmental installations (gazebo, water basin, etc.), summer theater, lighting, fencing, minimal parking - targeting objectives 4 and 5;

For **constructions**, the comparative study followed 5 types of intervention defined according to the investment objectives, their functional character, the state of degradation of existing buildings and the new programmatic requirements:

- **TYPE 3 intervention / CONSTRUCTIONS - Building demolition:**
Demolition interventions for buildings defined as harmful elements following specialized studies (historical study, landscape study);
- **TYPE 4 intervention / CONSTRUCTIONS - Greenhouse enhancement and conversion:**
Restoration and conversion of existing greenhouses into multifunctional spaces for exhibitions and workshops - objective 2;

- **TYPE 5 intervention / CONSTRUCTIONS - Reconfiguration of restaurant and summer terrace:**

Consolidation, reconfiguration and possible expansion of the restaurant and terrace - objective 1;

- **TYPE 6 intervention CONSTRUCTIONS - Reconfiguration of hub + administrative buildings:**

Interventions to consolidate, reconfiguration and convert existing buildings for the future Hub and for the administrative pavilion - objectives 3A and 3B;

- **TYPE 7 Intervention - CONSTRUCTION - New construction or Hub expansion:**

New interventions - Hub: multifunctional spaces and offices - objective 3A;

In the process of analyzing similar investments, developments, modernizations of parks and other public spaces or constructions with similar functions in European cities or in Romania were selected, which have economic indicators reported in the public presentation sheets.

The values taken into account for both investments in Romania and for investments in other countries are expressed in euros and are the officially reported values. In order to have an indicator that allows for the comparison of projects, the total values were reported to the developed area of each project and then updated to the value of 2025 according to the construction cost index for each year and country, according to the formula justified above.

The following are tables grouped by intervention type, showing the average of the selected examples, after the costs per square meter have been indexed. The estimated execution cost per square meter for the competition objectives represents the arithmetic average of the prices of the selected examples for each investment category studied.

TYPE 1 Intervention / GARDEN - predominantly mineral Redevelopment of outdoor spaces with predominantly mineral surfaces, with related facilities and equipment							
ITE NO.	PROJECT	COUNTRY	YEAR	Investment value (euro)	Area (sq m)	EUR/sq m	Conversion ICC (euro/sq m)
1	Increasing and improving pedestrian space in the urban area - modernization of Regele Ferdinand, Emil Zola, Sextil Puscariu, Tipografiei streets and CEC square, Cluj-Napoca	Romania	2018	2,311,904	13,252	174	274
2	Urban planning works on Mihail Kogalniceanu Street, Universitatii Street and adjacent streets, Cluj-Napoca	Romania	2023	7,765,166	25,001	311	354
3	Leyteire Square https://landezine.com/leyteire-square-by-debarre-duplantiers-associates/	France	2012	900,000	2,350	383	506
4	Jardin des Joyeux https://landezine.com/jardin-des-joyeux-by-wagon-landscaping/	France	2016	35,000	1,600	22	29
5	Boerenhol' [Park]ing https://landezine.com/boerenhol-parking-by-wagon-landscaping/	Belgium	2009	22,000	800	28	43
6	Bergstrasse Worpswede https://landezine.com/bergstrasse-worpswede-by-f-landschaftsarchitektur-gmbh/	Germany	2013	4,375,000	24,700	177	302
7	Garden of Hesperides https://landezine.com/garden-of-hesperides-by-vam-10-architecture-and-landscape/	Spain	2000	567,400	4,762	119	226
AVERAGE INVESTMENT VALUES							197

TYPE 2 Intervention / GARDEN - predominantly vegetal Redevelopment of outdoor spaces with predominantly vegetal surfaces, with related facilities and equipment							
ITEM NO.	PROJECT	COUNTRY	YEAR	Investment value (euro)	Area (sq m)	EUR/sq m	Conversion ICC (euro/sq m)
1	Revitalization and Activation of the Feroviarilor Park, Cluj-Napoca	Romania	2021	7,515,047	54,000	139	189
2	Development and revitalization of the Primaverii Park and the adjacent area, Cluj-Napoca	Romania	2023	3,658,226	34,183	107	122
3	<u>The Pedagogic Urban Garden Edouard Glissant</u> https://landezine.com/the-pedagogic-urban-garden-edouard-glissant-by-exit-paysagistes/	France	2011	500,000	3,700	135	183
4	<u>EANA Park</u> https://landezine.com/eana-park-by-base/	France	2008	44,000,000	300,000	147	206
5	<u>Planten un Blomen</u> https://landezine.com/the-neue-messe-entrance-to-planten-un-blomen-by-a24/	Germany	2011	1,100,000	13,000	85	151
6	<u>Charance Terrace Garden</u> https://landezine.com/charance-terrace-garden-by-atelier-des-paysages-bruel-delmar/	France	2000	610,000	9,000	68	134
7	<u>Green Arena</u> https://landezine.com/green-arena-by-stradivarie/	Italia	2015	205,000	3,100	66	77
AVERAGE INVESTMENT VALUES							152

TYPE 3 Intervention / CONSTRUCTIONS - Building demolition		
AVERAGE INVESTMENT VALUES (euro/sq m)		400
1/2		200

The maximum demolition value was reported at the maximum value of 400 eur/sq m according to the more complex demolitions identified on the SEAP platform. These costs were included in the garden design projects in the various areas. For improvised structures, 1/2 the demolition value was calculated.

TYPE 4 Intervention / CONSTRUCTIONS - Greenhouse enhancement and conversion							
ITEM NO.	PROJECT	COUNTRY	YEAR	Investment value (euro)	Area (sq m)	EUR/sq m	Conversion ICC (euro/sq m)
1	Conversion of former horticultural greenhouse https://www.archilovers.com/projects/304735/horticultural-greenhouse-converted-into-hospitality-room.html?utm_source=chatgpt.com	France	2022	750,000	100	7,500	8,133
2	Restoration of historic greenhouse Temperate House, Royal Botanic Gardens, Kew https://www.isgltd.com/en/projects/uk-kew-gardens	Great Britain	2018	46,334,100	5,300	8,742	11,883
3	Iris Orangery	Romania	2023		500	800	912
AVERAGE INVESTMENT VALUES							6,976
							1/4 1,744
							1/5 1,395
							1/6 1,163

The examples of restoration of historical greenhouses analyzed present a complex restoration or almost complete reconstruction of all component elements (metal, glass, floors). Given the good condition of the greenhouses' metal structure, as well as the different interventions required for each of them, an example of a new greenhouse was also taken into account in the analysis, and a proportion of this value for each type of greenhouse (of ¼, ⅕, and ⅙ %) was considered for the calculation reference.

TYPE 5 Intervention / CONSTRUCTIONS - Reconfiguration / expansion of restaurant and summer terrace							
ITEM NO.	PROJECT	COUNTRY	YEAR	Investment value (euro)	Area (sq m)	EUR/sq m	Conversion ICC (euro/sq m)
1	Werk Restaurant https://www.miesarch.com/work/3949	Romania	2017	3,357,900	2,583	1,300	2,132
2	"Portaviones" building renovation https://www.miesarch.com/work/4559	Spain	2019	2,400,000	2,000	1,200	1,495
3	'Manufaktūra' Brewery https://www.miesarch.com/work/5186	Latvia	2022	578,400	1,200	482	533
AVERAGE INVESTMENT VALUES							1,387

TYPE 6 intervention CONSTRUCTIONS - Reconfiguration of hub + administrative buildings							
ITEM NO.	PROJECT	COUNTRY	YEAR	Investment value (euro)	Area (sq m)	EUR/sq m	Conversion ICC (euro/sq m)
1	FABER, Timisoara https://www.miesarch.com/work/4962	Romania	2020	2,500,000	2,500	1,000	1,470
2	Record Park C6 building restoration https://www.uar-bna.ro/2021/proiecte/594/	Romania	2019	1,400,000	1,779	787	1,196
3	Vilnius Tech Park https://www.miesarch.com/work/3814	Lithuania	2017	6,120,000	10,200	600	941
4	Gjuteriet co-working spaces https://www.miesarch.com/work/5371	Sweden	2023	6,682,500	2,430	2,750	2,792
AVERAGE INVESTMENT VALUES							1,600
							1/2 800
							1/3 533

For existing objectives on which restoration and reconfiguration works are being carried out, an average value was considered, called "reconfiguration type 6". For the C7 security building, given its low complexity, $\frac{1}{2}$ of the average value was considered, and for the C28 building, currently managed by the Eidos foundation, $\frac{1}{3}$ of the investment value resulting from the comparative study is applied, justified by the investments already made by this foundation - the costs referring to the envelope (facades, roof).

TYPE 7 Intervention / CONSTRUCTION - New construction or Hub expansion							
ITEM NO.	PROJECT	COUNTRY	YEAR	Investment value (euro)	Area (sq m)	EUR/sq m	Conversion ICC (euro/sq m)
1	AVOTI office building https://www.miesarch.com/work/5458	Lithuania	2023	122,880,000	76,800	1,600	1,680
2	CATTIA incubator https://www.miesarch.com/work/4698	Romania	2019	118,368,855	181,500	652	991
3	The Forestry House https://www.miesarch.com/work/5217	France	2022	9,534,925	3,305	2,885	3,128
4	Research institute KWR Watercycle https://www.miesarch.com/work/3241	Netherlands	2015	8,443,458	6,057	1,394	2,371
5	GRIVITEI 78A multifunctional building https://www.miesarch.com/work/3515	Romania	2016	808.000	1,010	800	1,312
AVERAGE INVESTMENT VALUES							1,896

Centralization of costs depending on the type of intervention:

INTERVENTION TYPE	Description	COST ESTIMATES (EUR/ sq m)
TYPE 1 / GARDEN	Redevelopment of outdoor spaces with predominantly mineral surfaces, with related facilities and equipment	197
TYPE 2 / GARDEN	Redevelopment of outdoor spaces with predominantly vegetal surfaces, with related facilities and equipment	152
TYPE 3 / CONSTRUCTIONS	Demolition of constructions and improvised structures - full cost	400
	1/2	200
TYPE 4 / CONSTRUCTIONS	Restoration and conversion of historic greenhouses - full cost	6,976
	1/4	1,744
	1/5	1,395
	1/6	1,163
TYPE 5 / CONSTRUCTIONS	Reconfiguration / expansion of restaurant and summer terrace	1,387
TYPE 6 / CONSTRUCTIONS	Reconfiguration of buildings for the development of startup spaces and an administrative pavilion - full cost	1,600
	1/2	800
	1/3	533
TYPE 7 / CONSTRUCTIONS	New construction or expansion to build an innovation hub	1,896

2.3. CALCULATION OF THE DESIGN VALUE

In order to calculate the maximum design estimate, three categories of tariffs were established depending on the typology and complexity of the design:

- **Garden interventions**
- **Greenhouse restoration and conversion interventions**
- **Reconfiguration interventions of existing buildings and new constructions**

The design value was estimated by percentage reporting to the maximum estimated investment value. The percentages allocated to each tariff category were established based on the MLPAT tariff (Order 11N/1994) and were compared with the reference fees established by the Romanian Order of Architects, published in May 2005 and adjusted in order to establish the maximum estimate of the design value.

In order to establish the cost of preparing the urban planning documentation (P.U.Z.), the SIPOCA 50 project carried out within the Administrative Capacity Operational Program was taken into account, according to service contract no. 147/31.08.2022, available on the website of the Ministry of Development, Public Works and Administration at the following link:

<https://www.mdlpa.ro/uploads/articole/attachments/64c77cb221f55490009911.docx>

3. ESTIMATING THE EXECUTION VALUE

3.1. INVESTMENT PHASING

To phase the investment, the following objectives are proposed, in order:

- **OBJECTIVE 1.** Terrace - restaurant
- **OBJECTIVE 2.** Greenhouses - exhibition space
- **OBJECTIVE 3.** Innovation hub and administrative pavilion
 - 3A. Hub and start-up spaces - reconfiguration of building C17 and construction of a new building
 - 3B. Administrative pavilion and co-working spaces: reconfiguration of existing buildings
- **OBJECTIVE 4.** GARDEN - AREA 2 - Central park
- **OBJECTIVE 5.** GARDEN - AREA 3 - Summer theater
- **OBJECTIVE 6.** GARDEN - AREA 1 - Outdoor space adjacent to the University House

3.2. INVESTMENT VALUE GROUPED BY OBJECTIVES

OBJECTIVE	NAME	DESCRIPTION	Area (sq m)	Intervention TYPE	COST euro/sq m	Total COST (EUR)
OBJECTIVE 1	TERRACE - RESTAURANT	1. Kitchen	256.00	TYPE 5 / CONSTRUCTIONS	1,386.52	354,949
		2. Terrace / dining room	343.00	TYPE 5 / CONSTRUCTIONS	1,386.52	475,576
		3. Bar/cafe + Customer toilets OR kitchen extension	150.00	TYPE 5 / CONSTRUCTIONS	1,386.52	207,978
					TOTAL OBJECTIVE 1	1,038,504

OBJECTIVE	NAME	DESCRIPTION	Area (sq m)	Intervention TYPE	COST euro/sq m	Total COST (EUR)
OBJECTIVE 2	GREENHOUSES	1. Large greenhouse	311.50	TYPE 4 / CONSTRUCTIONS* 1/6	1,163	362,167
		2. Medium greenhouses	213.50	TYPE 4 / CONSTRUCTIONS* 1/4	1,744	372,341
		3. Small/buried greenhouses	79.00	TYPE 4 / CONSTRUCTIONS* 1/5	1,395	110,220
					TOTAL OBJECTIVE 2	844,728

OBJECTIVE	NAME	DESCRIPTION	Area (sq m)	Intervention TYPE	COST euro/sq m	Total COST (EUR)
OBJECTIVE 3	INNOVATION HUB AND ADMINISTRATIVE PAVILION	1. Objective 3A - Innovation Hub				
		Dismantling of the C20 building	282.00	TYPE 3 / CONSTRUCTIONS	400	112,800
		C18 shed demolition	99.00	TYPE 3 / CONSTRUCTIONS *1/2	200	19,800
		HUB OLD BUILDING	603.00	TYPE 6 / CONSTRUCTIONS	1,600	964,682
		HUB NEW BUILDING	750.00	TYPE 7 / CONSTRUCTIONS	1,896	1,422,305
		2. Objective 3B Administrative pavilion, co-working spaces	128.00	TYPE 6 / CONSTRUCTIONS	1,600	204,775
		3. Objective 3B- EIDOS CO-WORKING SPACE	165.00	TYPE 6 / CONSTRUCTIONS* 1/3	533.27	87,989
					TOTAL OBJECTIVE 3 A	2,519,587
					TOTAL OBJECTIVE 3 B	292,764
					TOTAL OBJECTIVE 3	2,812,351

OBJECTIVE	NAME	DESCRIPTION	Area (sq m)	Intervention TYPE	COST euro/sq m	Total COST (EUR)
OBJECTIVE 4	GARDEN - AREA 2 Historical garden	Demolition of existing buildings	69.00	TYPE 3 / CONSTRUCTIONS	400.00	27,600
			6,130.00	TYPE 2 / GARDEN	151.68	929,808
					TOTAL OBJECTIVE 4	957,408

OBJECTIVE	NAME	DESCRIPTION	Area (sq m)	Intervention TYPE	COST euro/sq m	Total COST (EUR)
OBJECTIVE 5	GARDEN - AREA 3 Park with summer theater	Park development including summer theater	3,790.00	TYPE 2 / GARDEN	151.68	574,873
					TOTAL OBJECTIVE 5	574,873

OBJECTIVE	NAME	DESCRIPTION	Area (sq m)	Intervention TYPE	COST euro/sq m	Total COST (EUR)
OBJECTIVE 6	GARDEN - AREA 1 Outdoor space adjacent to the University House	Guard building - partial demolition	13.00	TYPE 3 / CONSTRUCTIONS* 1/2	200.00	2,600
		Guard building - restoration and infopoint arrangement	25.00	TYPE 6 / CONSTRUCTIONS* 1/2	799.90	19,998
		Complete exterior design	1,164.00	TYPE 1 / GARDEN	197.10	229,429
					TOTAL OBJECTIVE 6	252,026

TOTAL OBJECTIVES 1-6 (EUR)						6,479,889
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4. ESTIMATED DESIGN VALUE

The calculation of the maximum design estimate will be cumulative and differentiated across the three tariff categories established depending on the typology and complexity of the design.

According to the MLPAT Tariff (Order 11N/1994):

- **Garden interventions** - falls into Group III – Landscaping and has a design value of **6%** of the investment value, according to Annex Table 6.15.A.;
- **Greenhouse restoration and conversion interventions** - falls into Group IV – Buildings with complex and/or special functional programs and constructions, requiring difficult technologies and would have a design value of **7,1%**;
- **Reconfiguration interventions for existing buildings and new constructions** - Group I, with a design value of **4,6%** of the investment value.

Comparatively, the Romanian Order of Architects recommends only the value of the architectural fee, according to the REFERENCE FEES approved by the National Conference of the Romanian Order of Architects on May 30-31, 2005. Thus, according to this guideline, the works would fall into Class III. For an investment value between 3,300,000 and 10,000,000 EUR (Table 3), as is the case here, the value of the architectural design should be around **4.5%** of the investment value.

In conclusion, analyzing the above sources and taking into account the complexity of the design brief as well as the specific requirements, we consider the following percentages, broken down by design categories:

For **interventions targeting the garden** the value of the architectural design should be **4%** of the investment value, this value also including the design of temporary constructions (benches, lighting, bleachers, and other urban furniture), as well as the design of the summer theater.

For **greenhouse enhancement and conversion interventions** a design value of **7%** of the investment value was established.

For **interventions to reconfiguration existing buildings and new constructions** the allocated value is **5%** of the investment value.

Design category	Intervention objective	Investment value (EUR)	Percent %	Design value (EUR)
Garden interventions	Ob. 4 - Historical Garden	957,408	4	71,372
	Ob. 5 - Park and summer theater	574,873		
	Ob. 6 - The outdoor space adjacent to the University House	252,026		
Greenhouse restoration and conversion interventions	Ob. 2 - Greenhouses	844,728	7	59,131
Reconfiguration interventions for existing buildings and new constructions	Ob. 1 - Terrace-restaurant	1,038,504	5	192,543
	Ob. 3 - Hub	2,812,351		
TOTAL DESIGN VALUE (EUR)				323,046

To this estimated value will be added the costs of developing the Zonal Urban Plan for the plot of the University House (1.5ha). Cost and Quality Standard for the development and updating of territorial planning and urban planning documentation was applied¹, hereinafter referred to as the Cost Standard.

¹ The cost and quality standard regarding the development and updating of spatial planning and urban planning documentation is a result of the SIPOCA 50 project carried out within the Administrative Capacity Operational Program, according to service contract no. 147/31.08.2022, available on the website of the Ministry of Development, Public Works and Administration at the following link: <https://www.mdpa.ro/uploads/articole/attachments/64c77cb221f55490009911.docx>

This has the role of defining a unitary framework applicable to all types of spatial planning and urban planning documentation and has a guiding role for public administration authorities in the budgeting process of all categories of costs necessary to be taken into account within this process.

The calculation methodology aims to generate a global value, by applying criteria and scores in matrix form and which includes all categories of costs necessary for the development of P.U.Z.-type documentation:

- Direct costs: costs of key and non-key personnel, costs derived from the activity of developing and updating documentation, costs related to the provision of consulting services to the public administration (the beneficiary of the documentation) following the approval of the territorial planning or urban planning documentation (maintenance costs);
- Indirect costs: costs that are amortized over time and cannot be directly allocated to a specific documentation (e.g.: costs of renting workspace, costs of software licenses used, etc.).

Thus, the resulting cost will cover all the stages that must be completed in the process of developing and updating the spatial planning and urban planning documentation, after the completion of the contracting stage: development of the documentation, approval and endorsement. This value includes the costs of developing specialized studies.

The methodology establishes the following formula for calculating the design value of a P.U.Z.-type documentation:

$$V_g = Ub * Fm * \sum_{i=1}^6 N_i$$

where

V_g = global (total) design value of urban planning documentation of P.U.Z. type;

N_i = value related to the level of complexity resulting from the accumulation of scores from each column in the complexity quantification matrix (N₁, N₂.....N₆);

i = the number of the complexity level in the complexity quantification matrix;

Ub = basic tariff unit, respectively 65,000 lei;

Fm = multiplication factor for each category of urban planning documentation of P.U.Z. type.

Ub value

The methodology establishes the basic tariff unit (Ub) for urban planning documentation of the P.U.Z. type as a reference unit that will constitute the basis for calculating the² of the overall value of the P.U.Z. urban planning documentation and is considered to be 65,000 lei + VAT. This represents the lowest price of a P.U.Z. type urban planning documentation, with a low level of difficulty and a very low level of complexity.

Fm determination

According to the Cost Standard, the Zonal Urban Plan falls into the category "Documents with a very high level of difficulty", being located in the central area of the city. For each level of difficulty a multiplication factor (Fm), as follows:

	Categories of urban planning documentation of the Zonal Urban Plan type			
	Very high level of difficulty	High level of difficulty	Medium level of difficulty	Low level of difficulty
Multiplication factor (Fm)	5	3	2	1

² The cost and quality standard regarding the development and updating of spatial planning and urban planning documentation is a result of the SIPOCA 50 project carried out within the Administrative Capacity Operational Program, according to service contract no. 147/31.08.2022, available on the website of the Ministry of Development, Public Works and Administration at the following link: <https://www.mdlpa.ro/uploads/articole/attachments/64c77cb221f55490009911.docx>

Complexity level quantification matrix

For urban planning documentation of the Zonal Urban Plan type, the methodology proposes 10 indicators to be taken into account in the matrix for quantifying the level of complexity:

1. Spread over several Administrative-Territorial Units (U.A.T.);
2. U.A.T. Category;
3. Surface;
4. Relief;
5. Natura 2000 sites, Ramsar sites (regarding wetlands of international importance) and nature reserves (protected areas);
6. Monuments and sites listed in the L.M.I. (List of Historical Monuments) and archaeological sites listed in the R.A.N. (National Archaeological Directory);
7. Sites inscribed on the World Heritage List and the indicative list of nominations;
8. Protected built-up areas / Within the central areas;
9. Resorts of national / local interest;
10. Major infrastructure and communication routes.

These indicators are assigned several levels of complexity, depending on the design brief. Thus, the P.U.Z. documentation for the Garden of the University House is characterized by the following levels of complexity:

The matrix for quantifying the level of complexity for P.U.Z.-type urban planning documentation can be consulted below:

	Complexity level (N)					
Indicator	Exceptional (1,25 points) N1	Very high (1 point) N2	High (0,75 points) N3	Average (0,5 points) N4	Low (0,25 points) N5	Very low (0,1 points) N6
1. Spread over several U.A.T.s ^{[1]3}	Over 6	5	4	3	2	1
2. U.A.T. Category ^[2]	Urban U.A.T. rank 0	Urban U.A.T. rank I	Urban U.A.T. rank II	Urban U.A.T. rank III	Rural U.A.T. in metropolitan/periurban area	U.A.T. rural rank IV outside the metropolitan/periurban area
3. Surface ^[3]	Over 50 ha	20 - 50 ha	5 - 20 ha	1 - 5 ha	0.5 - 1 ha	Under 0,5 ha
4. Relief	delta	mountain	subcarpathian /depression	hill	meadow	plain
5. Natura 2000 sites, Ramsar sites and nature reserves (protected areas)	Over 50% of the area with protected natural sites	Between 40% - 50% of the area with protected natural sites	Between 20% - 30% of the area with protected natural sites	Between 10% - 20% of the area with protected natural sites	Less than 10% of the area with protected natural sites	No protected natural site

³ [1] Certain types of objectives may extend across the administrative territories of several territorial units, for example photovoltaic and wind parks, various types of infrastructure, tourist objectives and facilities, etc.

[2] The areas of urban UATs vary from 600 km² (Brosteni Town, Suceava) up to 3.2 km² (Abrud Town, Alba). In some cases, the areas of urban UATs are exceeded by the areas of rural UATs (804.49 km² Murighiol commune, Tulcea, 605.76 km² Sfântu Gheorghe commune, Tulcea).

[3] The area ranges related to this indicator are related to the regulated areas for RUR tariffs related to P.U.Z.-type urban planning documentation.

[4] LMI - List of Historical Monuments. The latest update of the LMI will be taken into account.

[5] The UATs that own sites on the World Heritage List usually register only one site in this category, but there are exceptions: for example, in Costesti Commune, Hunedoara County, there are two sites: the Dacian fortresses of Costesti-Cetatuie and Costesti-Blidaru.

[6] Both cultural and natural sites will be considered.

A list of potential sites is prepared for future nomination to the World Heritage List (WHL). This list is reviewed at least every 10 years.

If the UAT does not have any LPM or Indicative List objectives, no score is given to this indicator.

[7] The tourist resorts in Romania are established by Government Decision No. 852/2008 for the approval of the norms and criteria for the certification of tourist resorts, supplemented by Decision No. 343/2021.

If the UAT is not a resort of national or local interest, no score is given for this indicator.

[8] Both existing and proposed infrastructure will be taken into account through territorial planning documentation / approved urban planning documentation of higher or equal rank / transport master plans / urban mobility plans / development strategies / technical projects, etc., both within the land generating the P.U.Z. and in the immediate vicinity.

8 If the UAT does not have any of the major infrastructure categories in the table (existing or proposed), a score of 0 will be awarded.

	Complexity level (N)					
Indicator	Exceptional (1,25 points) N1	Very high (1 point) N2	High (0,75 points) N3	Average (0,5 points) N4	Low (0,25 points) N5	Very low (0,1 points) N6
6. Monuments and sites listed in the LMI ^[4] and sites listed in the R.A.N.	Over 50 monuments and archaeological sites or in their protection area	25-50 monuments and archaeological sites or in their protection area	11-25 monuments and archaeological sites or in their protection area	5-10 monuments and archaeological sites or in their protection area	1-5 monuments or sites or in their protection area	No monuments or archaeological sites or outside their protection area
7. Objectives of the World Heritage List ^[5] and the indicative list of nominations^[6]	More than 2 L.P.M. + targets Indicative list	2 L.P.M. objectives + targets Indicative list	1 L.P.M. objective + targets Indicative list	-	-	-
8. Protected built-up areas / Within the central areas	Includes several built areas protected in their entirety / Located in the central area	Partially include several protected built areas / Located in the central area	Include a built-up area protected in its entirety / Located in the central area	In a protected built-up area / Located in the central area	In the immediate vicinity of the protected built-up area / In the vicinity of the central area	Outside the protected built-up area / Outside the central area
9. Resorts of national/local interest^[7]	Resort of national interest	Resort of local interest	-	-	-	-
10. Major infrastructure and communication routes^[8]	Seaport or direct connection	River port or direct connection	Airport or landing cone location	Highway / Expressway or with direct connection	National road / European national road or with direct connection	Railway or direct connection
Total score	N1	N2	N3	N4	N5	N6

$$V_g = Ub * Fm * \sum_{i=1}^6 N_i$$

Thus, the value of the P.U.Z. design is: 65,000 RON x 5 x 3 = **975,000 RON (192,985 EUR)**.

SYNTHESIS:	EUR excluding VAT	LEI excluding VAT⁴
DESIGN VALUE OBJECTIVES 1 – 6:	323,046 EUR	1,632,093 LEI
P.U.Z. DOCUMENTATION VALUE:	192,985 EUR	975,000 LEI
TOTAL DESIGN VALUE:	516,031 EUR	2,607,092 LEI

The following studies are not included in this calculation:

- traffic studies at the city level, to correlate car access and public transport;
- archaeological studies and discharges, other than preventive archaeological research - if additional studies or research are necessary, these will be borne by the Contracting Authority, with the logistical support of the designer for any necessary coordination or exchange of information;
- documentation for changing the LMI Code, by changing the category from **m** (monument) to **a** (ensemble) - in accordance with the recommendations of the historical study;
- construction site management (periodic verification of work quality according to Law No. 10/1995 on quality in construction);
- project management (organizing tenders, organizing execution processes, carrying out design and execution contracts).

⁴ The exchange rate used is the BNR rate from 24.06.2025, **1 EUR = 5,0522 RON**, date of approval of the maximum investment and design ceiling estimate by the Contracting Authority.

5. PROPOSED PRIZE FUND

The proposed prize fund was calculated by relating it to the total estimated design value, equivalent to the 1st prize. In accordance with the standards for International Solution Competitions, the prize fund amounts to approx. **5%** of the value of the design contract (x euros). This results in a prize fund value of approximately 26,000 euros.

In order to attract more teams interested in participating in the competition, we propose a strategy through which the prize fund will be distributed differentially (with attractive prizes and mentions), in a hierarchy appreciated and justified by the competition jury, as follows:

Prize fund amount: 28,000 EUR excluding VAT, **respectively 141,459 RON** excluding VAT.

SYNTHESIS	EUR excluding VAT	LEI excluding VAT
1 st place	EUR 516,031 (equivalent to the value of the design contract)	RON 2,607,092
2 nd place	Prize worth EUR 12,000	RON 60,626
3 rd place	Prize worth EUR 8,000	RON 40,417
Mention I	Prize worth EUR 4,000	RON 20,208
Mention II	Prize worth EUR 4,000	RON 20,208
TOTAL VALUE OF THE DESIGN COMPETITION	EUR 544,031	RON 2,748,553

6. SELECTION PROCEDURE - SUMMARY OF ESTIMATED COSTS

	EUR excluding VAT	LEI excluding VAT
Estimated maximum investment estimate	EUR 6,479,889	RON 32,737,695
Selection procedure	EUR excluding VAT	LEI excluding VAT
Estimated maximum estimate – design services	EUR 516.031	RON 2,607,092
Prize fund	EUR 28.000	RON 141.459
Total	EUR 544.031	RON 2,748,553

Elaborated,

Professional Advisors
arch. Ilinca Paun – Constantinescu

Competition Coordinator:
arch. Mirona Craciun

arch. Iulia Paun

arch. Laura Popa – Florea