



Oficiul Național pentru Dezvoltarea Infrastructurii „Moldova-Proiect”

Proiecte pentru Oameni: Guvernul Republicii Moldova Investește în Infrastructură

TERMS OF REFERENCE for Design Services - Lot No.1

This Terms of Reference establishes the technical, functional and administrative requirements for the preparation of design documentation and cost estimates for the implementation of this project, in accordance with the legislation in force.

1. General Information:

a. Project Title:

- Reconstruction with functional reconfiguration of Public Institution “Lucian Blaga” Theoretical Lyceum
- Reconstruction with functional reconfiguration of Public Institution “Adrian Păunescu” Gymnasium

b. Location:

- Chișinău Municipality, 10, Alecu Russo Street;
- Chișinău Municipality, 34, Milești Street.

c. Beneficiary: Ministry of Education and Research/ Final Beneficiary – Local Council.

d. Contracting Authority: Public Institution National Office for Infrastructure Development „Moldova-Proiect”.

e. Funding: The Republic of Moldova has received a loan from the Council of Europe Development Bank (CEB) in the amount equivalent to EUR 30 million to cover the costs of the “School Modernization” Project and intends to apply this loan to eligible payments under this contract, in accordance with the provisions of the Framework Loan Agreement, ratified by Law No. 163/2025.

f. Basis for Design: Model School Concept, approved by the Order of the Ministry of Education and Research No. 198, dated 26.02.2024¹ and the Application Guide, approved by Order No. 434 dated 29.03.2024².

- Structural Technical Expertise Report No. 34-03-2026 ET – the designer shall use the existing structural expertise and implement measures corresponding to the required seismic protection level.

¹ https://mecc.gov.md/sites/default/files/anexa_2_omec_198_din_2024_concept_scoala_model.pdf

² https://mecc.gov.md/sites/default/files/anexa_1_omec_nr_434_din_29.03.2024_ghid_de_aplicare_si_implementare_a_conceptului_scolii_model.pdf



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- Energy Audit Report No. 10/MS – the solutions proposed in the energy audit are mandatory for integration into the project; the final objective is to achieve at least energy efficiency class B.
- Structural Technical Expertise Report No. 22-03-2026 ET – mandatory use and implementation of the prescribed seismic protection measures.
- Energy Audit Report No. 3/MS – the solutions proposed in the energy audit are mandatory for integration into the project; the final objective is to achieve at least energy efficiency class B.

g. Type of Investment: Reconstruction with functional reconfiguration of spaces, energy rehabilitation, rehabilitation of internal and external utility networks of publicly owned assets.

h. Purpose: Functional and energy modernization (in accordance with the Model School Concept/Implementation Guide) of the buildings in order to ensure a safe, efficient and modern learning environment.

i. Description of the premises:

Public Institution “Lucian Blaga” Theoretical Lyceum, Chișinău Municipality	Public Institution “Adrian Păunescu” Gymnasium, Chișinău Municipality
Location coordinates: Latitude - 47° 2' 34.0548" N Longitude - 28° 51' 55.7892" E Link: https://www.latlong.net/c/?lat=47.042793&long=28.865497	Location coordinates: Latitude - 47° 0' 36.3564" N Longitude - 28° 50' 42.7704" E Link: https://www.latlong.net/c/?lat=47.010099&long=28.845214
Technical and Structural Characteristics of the Building The load-bearing structure consists of FS-type prefabricated reinforced concrete blocks, with floor slabs made of prefabricated reinforced concrete panels. Exterior load-bearing walls are constructed of medium-sized limestone blocks, while internal partition walls are made of brick masonry. The overall condition of the building is satisfactory; however, localized deterioration typical of the building's age is present. The roof has a timber truss structure. Block 1 is covered with metal tiles, while Blocks 2 and 3 are covered with asbestos cement sheets. The asbestos roofing is in an unsatisfactory condition and requires replacement. The roof has no thermal insulation. Floors consist of terrazzo concrete in corridors	Technical and Structural Characteristics of the Building The gymnasium building has a load-bearing structure made of limestone masonry, typical for educational facilities built during the period of its construction. Foundations are made of FS-type prefabricated reinforced concrete blocks and are in satisfactory condition, with no visible signs of major structural deterioration. Floor slabs are made of prefabricated reinforced concrete panels, and load-bearing walls are constructed of medium-sized limestone blocks with good load-bearing capacity. The roof is a pitched timber structure covered with corrugated metal sheets and was rehabilitated in 2015. From a structural point of view, it is in satisfactory condition.



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(satisfactory condition), timber plank flooring in classrooms (largely covered with OSB boards and linoleum), and ceramic tiles in sanitary facilities.

External joinery is predominantly PVC (metal-plastic) and has been recently replaced. Ceilings are mostly painted, without suspended ceiling systems.

Interior lighting is largely provided by modernized fluorescent fixtures, without a unified energy consumption control system. Installed electrical capacity is unknown, and the existing electrical network no longer meets current demand. Full replacement of the electrical system is required, particularly in the canteen area, where frequent automatic disconnections occur.

Thermal energy is supplied by the district heating system (SACET Chișinău), operated by JSC Termoelectrica. The elevator unit and thermal energy meter are located in the basement of Block 3. Heat distribution is mainly based on old cast-iron and metal radiators in a single-pipe system without regulation. In renovated areas, some modern radiators have been installed. The system is in an advanced state of wear and requires replacement.

Domestic hot water is produced by five electric boilers and is used in sanitary facilities and for auxiliary household activities. Water supply is connected to the public network. Internal plumbing installations are partially replaced, while some sections remain outdated. An external fire hydrant exists; internal hydrants are non-functional.

The building has a combined ventilation system: natural ventilation in classrooms and sanitary facilities, and mechanical ventilation in the kitchen area. Two air-conditioning units are installed. A new ventilation system is required, particularly for the assembly hall and high-occupancy spaces.

The building is equipped with eight video surveillance cameras, which are currently non-operational. No fire

Floor finishes vary by function:

- corridors are finished with terrazzo concrete (satisfactory condition);
- classrooms have timber plank flooring partially covered with parquet;
- sanitary facilities are finished with ceramic tiles, some of which require repair.

Ceilings are finished with washable paint, without modern sound-absorbing systems.

Joinery consists mainly of PVC windows with insulated glazing, gradually replaced between 2019 and 2025. Doors are partially new and partially old; although relatively recent, they do not ensure adequate airtightness due to uneven installation and lack of modernization of exterior doors.

Sanitary facilities are located on each level, but most require repair and modernization.

Engineering networks are largely outdated. Interior lighting is mixed, including fluorescent lamps, incandescent lamps, and LED fixtures. Gradual replacement with LED lighting has been ongoing since 2020. Overall, the electrical installation is worn and undersized, particularly in the canteen area.

Thermal energy is supplied by the district heating system (SACET) operated by JSC Termoelectrica. The elevator unit and thermal energy meter are located in the basement of Block No. 1. Heat distribution relies on cast-iron radiators without regulation; in renovated areas, newer aluminum radiators have been installed. The system is in an advanced state of wear and requires renovation.

Domestic hot water is produced by eleven electric boilers and is used in sanitary facilities, the dining area, and for auxiliary household activities. Water supply and sewerage networks are connected to the central system and are in satisfactory condition, though partial modernization is required.



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detection and alarm system is installed. The adjacent area is limited, with few green spaces. Access roads are asphalted but degraded. Green areas are in satisfactory condition. Accessibility for persons with disabilities is only partially ensured and does not meet current standards. Emergency exits exist, but some are blocked.

Energy Performance of the buildings

The building demonstrates low energy performance and is preliminarily classified in energy performance class D, typical of educational buildings constructed before the introduction of modern energy efficiency standards.

The building envelope is insufficiently insulated. Only the main façade has partial insulation with 5 cm polystyrene, which does not meet current energy performance requirements. The remaining façades are uninsulated, resulting in significant heat losses. Thermal insulation of the plinth and foundations along the entire perimeter is required to reduce thermal bridges and condensation risk.

The roofs are largely outdated, particularly those made of asbestos cement sheets, and lack thermal insulation. They do not comply with the minimum requirements of NCM M 01.01.2025 and require rehabilitation and proper insulation.

The centralized heating system, combined with outdated installations and the absence of controlled ventilation, leads to high energy consumption and low indoor comfort, including temperature and humidity imbalances.

Interior lighting, although partially modernized, is not energy-optimized. Replacement of all fluorescent fixtures with LED lighting and rehabilitation of deteriorated or non-compliant electrical wiring is recommended.

Under these conditions, priority energy efficiency interventions are required, including full insulation of the building envelope, rehabilitation and replacement

The building has a combined ventilation system: natural ventilation in classrooms and offices, and mechanical ventilation in the kitchen area.

Security systems are only partially functional, and modern fire detection and alarm systems are lacking. The adjacent area includes an outdated sports field and insufficient recreational spaces. Access roads and pavements show surface degradation, and rainwater drainage is natural, without a dedicated drainage system.

Energy Performance of the building

The building demonstrates low energy performance and is preliminarily classified in energy performance class E.

The building envelope lacks thermal insulation at façade, plinth, and basement floor levels, resulting in significant heat losses during the heating season. Although the roof covering has been rehabilitated, it is not thermally insulated in accordance with current standards.

Recently installed PVC windows with insulated glazing partially reduce energy losses; however, overall energy efficiency remains limited due to the absence of façade insulation and lack of modernized exterior doors.

Heating is supplied from a central source, but internal distribution systems (pipes and radiators) are in unsatisfactory condition and require replacement. Installation of an Individual Thermal Point (ITP) is proposed, along with modernization of the internal heat distribution system through horizontal distribution equipped with adjustable thermostatic valves, including for domestic hot water preparation and distribution.

Interior lighting has been gradually modernized with LED systems since 2020; however, overall energy efficiency remains limited due to the absence of an integrated energy monitoring and management system.



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of outdated roofs, modernization of heating and internal systems, installation of mechanical ventilation compliant with current standards, modernization of the electrical network and lighting, and improvement of overall safety and functionality.	As a result, the building records high energy consumption and operating costs, requiring implementation of an integrated package of energy efficiency measures, including insulation of the building envelope and modernization of heating systems and electrical installations.
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2. Design Assignment:

The development of the design and cost estimate documentation for the reconstruction, modernization and arrangement of the educational institution shall be carried out in strict compliance with the national regulatory framework in force, the Model School Concept of the Ministry of Education and Research and the Implementation Guide, as well as the relevant technical regulations (including Moldovan Construction Regulations A.07.02.2012)

The project shall ensure the transformation of the institution into a modern learning environment that supports independent and active student development by integrating the mental, social and physical environments, in line with the pedagogical principles of the Model School.

The Service Provider shall prepare a dismantling, handling and transportation plan for asbestos roofing materials in accordance with legislation on hazardous waste, subject to the approval by the Environmental Agency.

The design shall include a stormwater management system based on sustainable principles (permeable surfaces, infiltration channels, retention basins, reuse for irrigation), sized for rainfall events with a 10% exceedance probability.

The Service Provider shall verify the availability of connection capacities to existing utility networks (water, sewerage, electricity, gas, telecommunications) and propose solutions for upgrading or replacing internal risers and connection points, based on calculated demand.

The Service Provider shall identify and propose technically and financially optimal solutions.

2.1 Fundamental technical requirements:

During the development of the technical documentation (drawings and explanatory report), due consideration shall be given to the Model School Concept and the Implementation Guide of the Ministry of Education and Research.

In designing the school space, it shall be taken into account that a modern learning environment—being a combination of mental, social, and physical environments—supports the development of students into independent and active learners. A well-designed school environment fosters a modern approach to learning. The implementation of innovative and experimental ideas is encouraged.



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Ensuring the quality level of the design and compliance with the requirements set out in the applicable normative documents shall be the responsibility of the Service Provider. The proposed solutions shall aim at transforming the existing infrastructure into a sustainable, safe, and digitalized learning ecosystem.

In order to achieve construction works of appropriate quality, it is mandatory to comply with and maintain, throughout the entire service life of the building, the fundamental requirements set out in Article 335 of the Urban Planning and Construction Code No. 434/2023, as follows:

1. Structural integrity of buildings;
2. Fire safety of buildings;
3. Protection of workers and building users against adverse effects on hygiene and health conditions caused by construction works;
4. Protection of workers and building users against physical injuries caused by construction works;
5. Sound insulation and acoustic performance of buildings;
6. Energy efficiency and thermal performance of buildings;
7. Prevention of hazardous emissions into the environment caused by construction works;
8. Sustainable use of natural resources incorporated in construction works.

The architectural concept, the design brief, as well as each section of the design documentation shall be submitted for prior review and approval by the Contracting Authority, including the Beneficiary, before verification by certified verifiers.

The Service Provider shall be obliged to integrate all comments and requests raised by the Contracting Authority during the prior review process, up to the final approval. The integration of the Contracting Authority's comments is included within the scope of the present public procurement procedure and shall not be subject to additional remuneration.

Within the timeframe established by the Contracting Authority, the Service Provider shall be obliged to correct, at no additional cost:

- errors;
- omissions;
- inconsistencies;
- inconsistencies between written documentation and drawings, the cost estimates documentation, or the actual site conditions.

Monitoring of the progress of the design services shall take place on a weekly/monthly basis through joint meetings between the Parties, held online or in person, subject to prior coordination between the Parties, in accordance with the service delivery schedule.

The Service Provider shall submit Progress Reports on the execution of the service contract once every two weeks.



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2.2 General Requirements and Regulatory Compliance

During the preparation of the design phases, the commercial offer, and the development of the environmental protection and accessibility components, the Service Provider shall be guided by the following regulatory acts (the list is not exhaustive):

- Urban Planning and Construction Code No. 423/2023;
- Law No. 139/2018 on Energy Efficiency;
- Law No. 10/2016 on the Promotion of the Use of Energy from Renewable Sources;
- Law No. 128/2014 on the Energy Performance of Buildings;
- Government Decision No. 361/1996 on Quality Assurance in Construction;
- Government Decision No. 896 of 21.07.2016 approving the Regulation on the Procedure for Certification of the Energy Performance of Buildings and Building Units;
- Sanitary Regulations for Primary, Lower and Upper Secondary, and Vocational Education Institutions.

When preparing the technical design documentation and the cost estimates, the applicable Construction Norms and Standards in force shall be observed.

Reference Code	Title
NCM A.07.02.2012	Procedure for the preparation, review, approval and framework content of design documentation for construction works
NCM C.01.03:2017	Design of buildings for general education
NCM C.01.12:2018	Public buildings and structures
NCM C.01.06-2014	General safety requirements for construction objects used by and accessible to persons with disabilities
NCM M.01.03:2016	Energy efficiency of social and cultural buildings
NCM M.01.01:2025	Minimum energy performance requirements for buildings
NCM M.01.02:2025	Methodology for calculating the energy performance of buildings
NCM M.01.04:2016	Methodology for calculating cost-optimal levels of minimum energy performance requirements for buildings and their elements
NCM E.04.01:2017	Protection against environmental actions. Thermal protection of buildings
NCM G.01.02:2015	Design and installation of electrical installations in residential and social buildings
NCM A.09.02-2005	Technical maintenance, repair and reconstruction of residential, communal and social-cultural buildings
NCM B.01.05:2019	Urban planning. Systematization and development of urban and rural settlements
NCM C.01.04-2005	Administrative buildings. Design standards
NCM C.04.02:2017	Natural and artificial lighting
NCM E.03.01-2005	Fire protection of buildings and installations. Terminology
NCM L.02.06-2012	Cost estimation standards for the execution of construction and installation works during cold weather conditions
NCM E.02.02:2016	Reliability of structural elements and foundation soils. Basic principles
NCM E.03.02:2014	Fire protection of buildings and installations
NCM E.03.05-2004	Automatic fire extinguishing and fire alarm systems. Design standard
NCM G.03.03:2015	Internal water supply and sewerage installations



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NCM G.03.02:2015	External sewerage networks and installations
NCM G.04.10:2015	Boiler plants
NCM G.04.07:2014	District heating networks. Heating, ventilation and air-conditioning installations
NCM G.04.05:2016	Heating, ventilation and air-conditioning installations. Autonomous heat supply sources
NCM A.07.06:2016	Structure and content of the “Environmental Protection” section in design documentation
NCM E.01.02:2019	Actions on structures. Regulation on establishing importance categories of buildings
NCM A.06.01-2006	Technical protection of territories, buildings and structures against hazardous geological processes. General data
NCM B.01.02:2016	Territorial and settlement planning. Instructions on the content, methodological principles for preparation, review and approval of urban planning and territorial development documentation
NCM E.01.03-2005	Instructions for identifying settlements affected by hazardous geological processes
NCM G.02.01:2017	Electrical, automation, signalization and telecommunications installations. Electronic communications networks, automation and signalization installations for buildings and structures. Basic provisions for design and installation
NCM E.03.03:2018	Fire safety. Fire detection and alarm systems
NCM G.01.03:2016	Electrical installations. Electrotechnical devices
NCM G.03.01:2017	Water supply and sewerage installations and networks. Small-capacity municipal wastewater treatment plants
NCM B.01.06:2019	Standards regarding the framework structure of the “Environmental Protection” section within urban planning documentation

When preparing the technical project documentation and the cost estimates, the following Construction Codes of Practice in force will be taken into account:

Reference Code	Title
CP C.01.11:2018	Public buildings and structures accessible to persons with disabilities. Design rules
CP C.04.04:2012	Design of emergency lighting systems in buildings and structures
CP C.01.09:2017	Open-plan structures for physical culture and sports
CP L.01.01:2012	Instructions for the preparation of cost estimates for construction and installation works using the resource method
CP L.01.02:2012	Instructions for determining estimated costs related to wages in construction
CP L.01.03:2012	Instructions on the calculation of overhead costs when determining the value of construction projects
CP L.01.04:2012	Instructions for determining estimated costs for the operation of construction equipment
CP L.01.05:2012	Instructions for determining the estimated profit when forming prices for construction output
CP L.01.13:2015	Methodological guide on monitoring and calculating average prices of construction materials
CP G.03.08-2020	Design and construction of external potable water supply systems with a capacity below 200 m ³ /day, serving up to 3,000 inhabitants
CP E.04.05-2017	Protection against environmental actions. Design of thermal protection of buildings
CP G.04.01-2002	Energy performance certificate of the building
CP M.01.02:2025	Thermal protection of civil and public buildings. Energy performance indicators
CP E.01.04:2019	Assessment of the level of seismic protection of existing buildings
CP E.03.01:2019	Fire safety. Ensuring the fire resistance of structures
CP E.03.02:2018	Fire safety. Methodology for preparing the design section “Measures to ensure fire safety and to carry out the technical expertise (fire safety audit) of the protected object”



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CP G.03.07:2016	Natural biological treatment systems for municipal wastewater using planted macrofite filters (phytoremediation filters)
CP C.01.02:2018	Civil buildings. Buildings and structures. General design provisions ensuring accessibility for persons with disabilities
CP C.01.10:2018	Civil buildings. Living environment with systematised elements accessible to persons with disabilities. Design rules
CP C.01.13:2018	Civil buildings. Urban environment. Design rules accessible to persons with disabilities
CP G.04.11:2013	Heating, ventilation and air-conditioning installations. “Methodology for calculating heat losses, unrecorded volumes of domestic hot water and hot water losses in municipal domestic hot water supply systems” – Part 1: “Calculation of losses and unrecorded volumes of domestic hot water in municipal domestic hot water supply systems”

2.3. Interior Space Planning

The design of interior spaces shall focus on flexibility, inclusiveness and modern pedagogy, in accordance with the Model School Implementation Guide.

Classrooms:

Replanning of teaching spaces in compliance with the standards set out in the Model School Concept; standards shall be applied by education level (primary, lower secondary and upper secondary), in accordance with Chapters 3 and 4 of the Guide.

The maximum number of students per classroom shall be determined according to the intended use, applying the standards by education level (primary, lower secondary and upper secondary), in accordance with Chapters 3 and 4 of the Guide.

Modular and flexible furniture allowing for various layouts (individual, group work, circle).

Mandatory natural lighting for all spaces used on a daily basis.

Provision of technology (data points, interactive board, audio system).

Specialized Spaces: (Chapter 4 of the Guide)

Design of rooms for: technological education, inclusion, music (with stage and instrument storage), art, choreography, robotics, makerspaces (3D printers, tools), and digital laboratories.

Science laboratories (physics, chemistry, biology) equipped in accordance with safety standards and fitted for practical experiments (sinks, dedicated ventilation, power outlets).

A modern library transformed into a resource center (individual and group study areas, access to technology).

Common and Social Spaces: (Chapter 4 of the Guide)

Assembly hall / multifunctional hall: equipped with modular furniture, mobile stage, Wi-Fi network, audio-video system and appropriate acoustic treatment.

Corridors and halls: arranged as rest areas, informal learning, reading and socializing zones, with comfortable furniture.

Canteen: treated as an additional learning space, with good connectivity and varied furniture.

Teachers’ room: rest and working space, divided into zones (reception, work, relaxation with kitchenette), digitally equipped and accessible.

Student Council room: well connected to the common area, separate from the administration.

Sanitary Facilities:



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Modernization of all sanitary blocks (WC, washbasins, showers) and changing rooms.
Adapted for users of different ages and heights, including persons with reduced mobility.
Provision of menstrual hygiene cabins and hygienic showers (in proximity to upper secondary classrooms).

Accessible to persons with disabilities (no thresholds, WC fixtures installed at a height of 0.45–0.60 m, adequate maneuvering space).

Universal Accessibility:

Step-free entrances, ramps, lifts (where applicable), and accessible sanitary facilities in accordance with CP C.01.11:2018.

2.4. Energy Efficiency Technologies

The Service Provider is obliged to implement the energy efficiency measures established on the basis of the Energy Audit Report prepared for the existing building.

The technical solutions identified in the audit shall be mandatorily incorporated into the design documentation; the building shall achieve at least energy efficiency class B.

Building Envelope:

Thermal insulation of façades using insulation materials (thickness determined based on thermal calculations and the energy audit).

Thermal insulation of the floor slab above the basement and of the attic/roof.

Replacement of external joinery (aluminum doors with thermal break, high-performance windows – minimum triple glazing or equivalent).

HVAC Systems (Heating, Ventilation, Air Conditioning):

Rehabilitation or replacement of the heating system to ensure maximum efficiency (high-efficiency boilers, heat pumps, etc., in accordance with the audit).

Installation of mechanical ventilation systems with heat recovery in classrooms and crowded spaces.

Installation of heating emitters equipped with thermostats and control valves.

Lighting:

Interior and exterior LED lighting systems.

Use of motion and presence sensors in common and outdoor areas.

Renewable Energy:

Installation of photovoltaic panels on the roof (where structurally feasible and in accordance with the audit) for on-site electricity generation.

Use of renewable energy sources for domestic hot water preparation (solar thermal panels), where applicable.

Automation:

Automation and control systems for optimizing energy consumption (climate control, lighting).



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2.5. Development of the Adjacent Areas

The development of the adjacent areas shall be designed as an extension of the learning space, forming a coherent formal and conceptual whole with the building, in accordance with the provisions of the Model School Concept Application Guide.

Sports Areas:

Open-type multifunctional sports center (in accordance with CP C.01.09:2017), football field with running tracks, basketball/volleyball courts, and fitness (work-out) areas.

Ancillary facilities for changing rooms and sanitary units in proximity to sports fields.

Sports field lighting in two phases (security and sports activity).

Green and Recreational Areas:

Green spaces (minimum 50% of the site area, in accordance with sanitary standards), walkways, benches, gazebos (capacity 25–30 persons) for outdoor classes.

Differentiated recreation areas (primary, lower secondary, upper secondary, teachers).

Open-air theatre (reconstruction/modernization of an existing facility or new construction).

Outdoor Learning:

Environmental research stations (digital greenhouse, composters, weather station, garden beds).

Digital greenhouse for biology lessons (connected to utilities, with storage and working spaces).

Paths and movement zones (balance, turning).

Access and Circulation:

Safe access routes for pedestrians and bicycles (covered bicycle/scooter parking near the entrance).

Car parking planned so as not to intersect key pedestrian routes and designed to be discreet (visually screened).

Universal (barrier-free) access within the site and buildings.

Fencing:

No solid or massive fencing shall be designed. Where necessary, the existing fence shall be repaired or green fencing shall be provided (minimum height 1.2 m–1.5 m).

Ceremonial square at the main entrance (with flagpoles).

Outdoor Lighting:

LED street lighting network with photovoltaic elements and motion sensors for the perimeter.

Lighting simulation software to be used for the selection of lighting poles and luminaires.

3. Structure of the Design Documentation



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The **framework of the design and cost estimate documentation** shall be submitted complete, in accordance with the national legal framework, and shall be divided into separate sections, buildings and site areas (prepared in the Romanian language).

Thus, each section, building and site area shall include:

Explanatory Report, including the *Environmental Protection section and Accessibility for persons with special needs*;

Master Plan (MP) (*including vertical planning and the stormwater collection and drainage system*);

Construction Works Organization (CWO);

Drainage Network (DN) / Stormwater Sewerage;

Landscape Design;

Architectural Solutions (AS);

Interior Design (ID);

Reinforced Concrete Structures (RCS);

Metal Structures (MS);

Demolition and Dismantling Works (DW);

Building Elements (BE);

Anti-corrosion Protection of Structures (ACPS);

Thermo-mechanical Solutions (TMS);

Heating, Ventilation and Air Conditioning (HVAC);

Internal Water Supply and Sewerage Networks (IWSS);

External Water Supply and Sewerage Networks (EWSS);

Heating Networks (internal and external) (HN), including the Individual Heating Substation (IHS);

Thermal Insulation (TI);

Automation (A), including:

- Automation of Technological Processes (ATP);
- Automation of Heating, Ventilation and Air Conditioning (AHVAC), including Smoke Control Systems (SCS);
- Automation of Internal Water Supply and Sewerage Networks (AIWSS);
- Automation of Air Supply (AAS);
- Automation of Heat Supply (AHS);
- Electrical Automation (EA);
- Automation of Electricity Supply (AES);
- Automation of Electronic Communications Networks (AECN);

Outdoor Electric Lighting (EEL);

Interior Electric Lighting (IEL);

Power Electrical Equipment (PEE);



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Electricity Supply (ES);
Electricity Supply. Electrical Substations (ESS);
Lightning Protection (LP);
Telephone and Signalling Communications (TSC);
External Telephone and Signalling Communications (ETSC);
Automated Control Systems (ACS);
Fire and Security Alarm Systems (FSAS);
Fire Alarm Systems (FAS);
Automatic Intrusion Alarm Systems (AIAS);
Fire Safety Assurance Measures (FSAM);
External Automation Networks (EAN);
External Electricity Supply Networks (EESN);
Internal Electricity Supply Networks (IESN);
Electronic Communications Networks (ECN) (wired internet, Wi-Fi, bell and central radio system, video surveillance, interior and exterior electric lighting);
Equipment Specifications (ESp);
Technological / functional processes for the canteen, sports hall, laboratories and other specialized spaces;

Cost Estimates:

General and local cost estimates; Forms 1, 3, 5, 7, including the detailed form (1d);

Separate cost estimates for energy efficiency measures;

Verification Report / Verification Approval of the execution design, by separate sections;

Verification Report / Verification Approval of the cost estimate documentation.

Approvals and Permits: Environmental, public health, fire and rescue services, public utility networks (electricity, telecommunications, water supply, sewerage, gas, etc.), Police Inspectorate (where applicable).

The Service Provider shall be responsible for obtaining all required approvals on behalf of and based on the mandate issued by the Beneficiary.

The Service Provider shall ensure the preparation of the design documentation (including the sections: Power Transmission Cable Lines (PTCL); Overhead Power Transmission Lines (OPTL); Electricity Supply. Electrical Substations (ESS)), coordination with the competent authorities, and obtaining the necessary permits for the relocation of the electrical transformer substation from the premises of the Public Institution “Adrian Păunescu” Gymnasium.

Upon finalization of the Design Brief, the specific sections of the design documentation required for execution shall be determined and approved. At the same time, the maximum admissible budget for the cost estimates of construction works shall be established.



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4. Deliverables shall be structured as follows:

No.	Deliverables Structure	Financial Share of the Offer (%)	Implementation Deadline
1	Architectural concept of the project approved by the Ministry of Education and Research (including 3D visualizations)	10	
2	Technical approvals / Permits / Urban Planning Certificate for design	5	
3	Project concept presentation sessions for final beneficiaries (students, teachers, local administration, Ministry of Education and Research) and integration of feedback into the concept (minimum 2 sessions per school)	5	
4	As-built survey plans	5	
5	Topographical and geodetic surveys Technical and geological investigations	5	
6	Design Brief approved by ONDIMP and the Ministry of Education and Research	10	
7	Master Plan approved by the Ministry of Education and Research	5	
8	Technical design documentation completed at 100% (internal verification)	10	
9	Environmental protection documentation, including construction waste management and separate management of hazardous waste	5	
10	Technical design documentation verified by certified project verifiers and coordinated with the competent authorities	25	
11	Cost estimates verified by certified verifiers	10	
12	Technical assistance during the public procurement process for construction works (clarifications for bidders, additional information regarding the design documentation, and other activities related to the procurement process)	5	

The financial proposal will reflect the cost of services per deliverable

The execution schedule will reflect the execution time per deliverable.

5. The documentation referred to above shall be submitted in the following format:

- Hard copy: 3 original copies, 2 duplicate copies; + Digital format: DWG, PDF, Excel, Word, as applicable (with the exception of approvals obtained from public authorities).
- Handover–acceptance certificate for each deliverable, within the timeframe stipulated in the Technical Offer
- The documentation prepared shall become the property of the Contracting Authority, including all related copyright and intellectual property rights.

Implementation period: 7–10 months from the date of registration of the contract with the State Treasury.

Director a.i.

Iunona LUNGUL