

Beneficiar: Municipiul Sfântu Gheorghe

Executant: -

Proiectant: S.C. URBAN UPGRADE ARCHITECTURE AND ENGINEERING S.R.L.

Titlu proiect: REABILITARE TERMICĂ ȘI MODERNIZAREA CLĂDIRII INSTITUȚIEI ANTEPREȘCOLARE ÎN CADRUL "GPP NAPSUGAR" din Municipiul Sfântu Gheorghe, județul Covasna

DEVIZ GENERAL

În lei/euro la cursul 4.92 lei/euro din data de 21/12/2023

Nr.	Denumirea capitolelor si subcapitolelor de cheltuieli	Valoare eligibila (fara TVA)		Valoare neeligibila (fara TVA) lei				TVA		Valoare totala (cu TVA)	
				Valoare eligibila buget local		Valoare neligibila					
		Lei	Euro	Lei	Euro	Lei	Euro	Lei	Euro	Lei	Euro
1	2	3	4	5	6	7	8	9	10	11	12
CAPITOL 1											
Cheltuieli pentru obtinerea si amenajarea terenului											
1.1	Obtinerea terenului	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.2	Amenajarea terenului	0.00	0.00	0.00	0.00	83,371.14	16,945.35	15840.52	3,219.62	99,211.66	20,164.97
1.2.1	OB2 LUCRĂRI DE MODERNIZARE CREȘĂ - NEELIGIBIL	0.00	0.00	0.00	0.00	83,371.14	16,945.35	15840.52	3,219.62	99,211.65	20,164.97
1.3	Amenajari pentru protectia mediului si aducerea terenului la starea initiala	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.4	Cheltuieli pentru relocarea/protectia utilitatilor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITOL 1		0.00	0.00	0.00	0.00	83,371.14	16,945.35	15,840.52	3,219.62	99,211.66	20,164.97
CAPITOL 2											
Cheltuieli pentru asigurarea utilitatilor necesare obiectivului de investitii											
2.1	BRANSAMENT ELECTRIC TRIFAZAT	0.00	0.00	0.00	0.00	56,449.14	11,473.40	10,725.34	2,179.95	67,174.48	13,653.35
2.2	TARIF DE RACORDARE CF ATR					7,198.00	1,463.01	1,367.62	277.97	8,565.62	1,740.98
2.3.	RELOCARE CONDUCTA DE ALIMENTARE GAZE NATURALE	0.00	0.00	0.00	0.00	10,412.88	2,116.44	1,978.45	402.12	12,391.33	2,518.56
TOTAL CAPITOL 2		0.00	0.00	0.00	0.00	74,060.02	15,052.85	14,071.40	2,860.04	88,131.42	17,912.89
CAPITOL 3											
Cheltuieli pentru proiectare si asistenta tehnica											
3.1	Studii	10,500.00	2,134.15	1,500.00	304.88	0.00	0.00	2,280.00	463.41	14,280.00	2,902.44
3.1.1	Studii de teren	10,500.00	2,134.15	0.00	0.00	0.00	0.00	1,995.00	405.49	12,495.00	2,539.63
3.1.1.1	Studiu topografic avizat OCPI	5,000.00	1,016.26	0.00	0.00	0.00	0.00	950.00	193.09	5,950.00	1,209.35
3.1.1.2	Studiu geotehnic verificat Af	5,500.00	1,117.89	0.00	0.00	0.00	0.00	1,045.00	212.40	6,545.00	1,330.28
3.1.2	Raport privind impactul asupra mediului	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.1.3	Alte studii specifice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.1.3.1	Analiză de risc la securitatea fizică	0.00	0.00	1,500.00	304.88	0.00	0.00	285.00	57.93	1,785.00	362.80
3.2	Documentatii-suport si cheltuieli pentru obtinerea de avize, acorduri si autorizatii	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.3	Expertizare tehnica	150,000.00	30,487.80	0.00	0.00	0.00	0.00	28,500.00	5,792.68	178,500.00	36,280.49
3.3.1	EXPERTIZA TEHNICA CERINȚA A1 - REZISTENȚĂ MECANICĂ ȘI STABILITATE	150,000.00	30,487.80	0.00	0.00	0.00	0.00	28,500.00	5,792.68	178,500.00	36,280.49

3.4	Certificarea performantei energetice si auditul energetic al cladirilor	136,000.00	27,642.28	0.00	0.00	0.00	0.00	25,840.00	5,252.03	161,840.00	32,894.31
3.5	Proiectare	228,500.00	46,443.09	0.00	0.00	0.00	0.00	43,415.00	8,824.19	271,915.00	55,267.28
3.5.1	Tema de proiectare	10,000.00	2,032.52	0.00	0.00	0.00	0.00	1,900.00	386.18	11,900.00	2,418.70
3.5.2	Studiu de prefezabilitate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.5.3	Studiu de fezabilitate/documentatie de avizare a lucrarilor de interventii si deviz general	74,500.00	15,142.28	0.00	0.00	0.00	0.00	14,155.00	2,877.03	88,655.00	18,019.31
3.5.3.1	DALI cf ctr 31198/ 2023	74,500.00	15,142.28	0.00	0.00	0.00	0.00	14,155.00	2,877.03	88,655.00	18,019.31
3.5.4	Documentatiile tehnice necesare in vederea obtinerii avizelor/acordurilor/autorizatiilor	10,000.00	2,032.52	0.00	0.00	0.00	0.00	1,900.00	386.18	11,900.00	2,418.70
3.5.4.1.	<i>Documentație Aviz de securitate la incendiu</i>	5,000.00	1,016.26	0.00	0.00	0.00	0.00	950.00	193.09	5,950.00	1,209.35
3.5.4.2.	<i>Documentatii avize Faza Proiect tehnic</i>	2,500.00	508.13	0.00	0.00	0.00	0.00	475.00	96.54	2,975.00	604.67
3.5.4.3.	<i>Documentatii avize Aviz tehnic de Racordare + Proiect tehnic de Branșare</i>	2,500.00	508.13	0.00	0.00	0.00	0.00	475.00	96.54	2,975.00	604.67
3.5.5	Verificarea tehnica de calitate a proiectului tehnic si a detaliilor de executie	20,000.00	4,065.04	0.00	0.00	0.00	0.00	3,800.00	772.36	23,800.00	4,837.40
3.5.6	Proiect tehnic si detalii de executie	114,000.00	23,170.73	0.00	0.00	0.00	0.00	21,660.00	4,402.44	135,660.00	27,573.17
3.5.6.1.	<i>Elaborare proiect pentru autorizarea executării lucrărilor de construire (P.A.C.) + Proiect pentru organizarea de șantier (P.O.E) și Elaborare/Definitivare Proiect Tehnic de execuție + Detalii de execuție (P.T.+D.D.E.) inclusiv Documentație Financiară</i>	114,000.00	23,170.73	0.00	0.00	0.00	0.00	21,660.00	4,402.44	135,660.00	27,573.17
3.6	Organizarea procedurilor de achizitie	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.7	Consultanta	0.00	0.00	0.00	0.00	15,000.00	3,048.78	2,850.00	579.27	17,850.00	3,628.05
3.7.1	Managementul de proiect pentru obiectivul de investitii	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.7.2	Auditul financiar	0.00	0.00	0.00	0.00	15,000.00	3,048.78	2,850.00	579.27	17,850.00	3,628.05
3.8	Asistenta tehnica	30,000.00	6,097.56	79,000.00	16,056.91	0.00	0.00	20,710.00	4,209.35	129,710.00	26,363.82
3.8.1	Asistenta tehnica din partea proiectantului	30,000.00	6,097.56	0.00	0.00	0.00	0.00	5,700.00	1,158.54	35,700.00	7,256.10
3.8.1.1	pe perioada de executie a lucrarilor	15,000.00	3,048.78	0.00	0.00	0.00	0.00	2,850.00	579.27	17,850.00	3,628.05
3.8.1.2	pentru participarea proiectantului la fazele incluse in programul de control al lucrarilor de executie, avizat de cate Inspectoratul de Stat in Constructii	15,000.00	3,048.78	0.00	0.00	0.00	0.00	2,850.00	579.27	17,850.00	3,628.05
3.8.2	Dirigentie de santier	0.00	0.00	40,000.00	8,130.08	0.00	0.00	7,600.00	1,544.72	47,600.00	9,674.80
3.8.3	Coordonator in materie de securitate și sanatate - conform Hotararii Guvernului nr. 300/2006, cu modificarile si completarile ulterioare	0.00	0.00	39,000.00	7,926.83	0.00	0.00	7,410.00	1,506.10	46,410.00	9,432.93
TOTAL CAPITOL 3		555,000.00	112,804.88	80,500.00	16,361.79	15,000.00	3,048.78	123,595.00	25,120.93	774,095.00	157,336.38
CAPITOL 4											
Cheltuieli pentru investitia de baza											
4.1	Constructii si instalatii	1,565,424.98	318,175.81	714,987.07	145,322.58	1,748,869.94	355,461.37	765,563.58	155,602.35	4,794,845.57	974,562.11

4.1.1	OB1A ELIGIBIL FINANTAT PNRR	1,565,424.98	318,175.81	0.00	0.00	0.00	0.00	297,430.75	60,453.40	1,862,855.73	378,629.21
4.1.2	OB1B ELIGIBIL BUGET LOCAL	0.00	0.00	714,987.07	145,322.58	0.00	0.00	135,847.54	27,611.29	850,834.61	172,933.86
4.1.3	OB2 LUCRĂRI DE MODERNIZARE-NEELIGIBIL	0.00	0.00	0.00	0.00	1,748,869.94	355,461.37	332,285.29	67,537.66	2,081,155.23	422,999.03
4.2	Montaj utilaje, echipamente tehnologice si functionale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.3	Utilaje, echipamente tehnologice si functionale care necesita montaj	0.00	0.00	304,300.00	61,849.59	4,700.00	955.28	58,710.00	11,932.93	367,710.00	74,737.80
4.3.1	OB1A ELIGIBIL FINANTAT PNRR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.3.2	OB1B ELIGIBIL BUGET LOCAL	0.00	0.00	304,300.00	61,849.59	0.00	0.00	57,817.00	11,751.42	362,117.00	73,601.02
4.3.3	OB2 LUCRĂRI DE MODERNIZARE-NEELIGIBIL	0.00	0.00	0.00	0.00	4,700.00	955.28	893.00	181.50	5,593.00	1,136.79
4.4	Utilaje, echipamente tehnologice si functionale care nu necesita montaj si echipamente de transport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.5	Dotari	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.6	Active necorporale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITOL 4		1,565,424.98	318,175.81	1,019,287.07	207,172.17	1,753,569.94	356,416.65	824,273.58	167,535.28	5,162,555.57	1,049,299.91
CAPITOL 5 Alte cheltuieli											
5.1	Organizare de santier	0.00	0.00	14,392.04	2,925.21	31,400.00	6,382.11	8,700.49	1,768.39	54,492.53	11,075.72
5.1.1	Lucrari de constructii si instalatii aferente organizarii de santier	0.00	0.00	14,392.04	2,925.21	0.00	0.00	2,734.49	555.79	17,126.53	3,481.00
5.1.2	Cheltuieli conexe organizarii santierului	0.00	0.00	0.00	0.00	31,400.00	6,382.11	5,966.00	1,212.60	37,366.00	7,594.72
5.2	Comisioane, cote, taxe, costul creditului	1,181.42	240.13	46,212.16	9,392.71	0.00	0.00	129.47	26.32	47,523.05	9,659.16
5.2.1	Comisiunile si dobanzile aferente creditului bancii finantatoare	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.2.2	Cota aferenta ISC pentru controlul calitatii lucrarilor de constructii	0.00	0.00	21,005.53	4,269.42	0.00	0.00	0.00	0.00	21,005.53	4,269.42
5.2.3	Cota aferenta ISC pentru controlul statului in amenajarea teritoriului, urbanism si pentru autorizarea lucrarilor de constructii	0.00	0.00	4,201.11	853.88	0.00	0.00	0.00	0.00	4,201.11	853.88
5.2.4	Cota aferenta Casei Sociale a Constructorilor - CSC	0.00	0.00	21,005.53	4,269.42	0.00	0.00	0.00	0.00	21,005.53	4,269.42
5.2.5	Taxe pentru acorduri, avize conforme si autorizatia de construire/desfiintare	1,181.42	240.13	0.00	0.00	0.00	0.00	129.47	26.32	1,310.89	266.44
5.2.5.1	Taxa Aviz APM	100.00	20.33	0.00	0.00	0.00	0.00	0.00	0.00	100.00	20.33
5.2.5.2	Taxa aviz salubritate	56.70	11.52	0.00	0.00	0.00	0.00	10.77	2.19	67.47	13.71
5.2.5.3	Taxa aviz alimentare cu apa	145.80	29.63	0.00	0.00	0.00	0.00	27.70	5.63	173.50	35.26
5.2.5.4	Taxa aviz canalizare	91.53	18.60	0.00	0.00	0.00	0.00	17.39	3.53	108.92	22.14
5.2.5.5	Taxa aviz alimentare cu energie electrica	91.57	18.61	0.00	0.00	0.00	0.00	17.40	3.54	108.97	22.15
5.2.5.6	Taxa aviz gaze naturale	295.82	60.13	0.00	0.00	0.00	0.00	56.21	11.42	352.03	71.55
5.2.5.7	Taxa aviz Sanatatea populatiei	400.00	81.30	0.00	0.00	0.00	0.00	0.00	0.00	400.00	81.30
5.3	Cheltuieli diverse si neprevazute	0.00	0.00	840,221.04	170,776.63	0.00	0.00	159,642.00	32,447.56	999,863.04	203,224.19
5.4	Cheltuieli pentru informare si publicitate	5,000.00	1,016.26	0.00	0.00	0.00	0.00	950.00	191.15	5,950.00	1,209.35

TOTAL CAPITOL 5		6,181.42	1,256.39	900,825.24	183,094.56	31,400.00	6,382.11	169,421.95	34,433.42	1,107,828.61	225,168.42
CAPITOL 6											
Cheltuieli pentru probe tehnologice si teste											
6.1	Pregatirea personalului de exploatare	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.2	Probe tehnologice si teste	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITOL 6		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITOL 7											
Cheltuieli aferente marjei de buget si pentru constituirea rezervei de implementare pentru ajustarea de pret											
7.1	Cheltuieli aferente marjei de buget 25%	0.00	0.00	0.00	0.00	1,254,351.79	254,949.55	238,326.84	48,440.41	1,492,678.63	303,389.97
7.2	Cheltuieli pentru constituirea rezervei de implementare pentru ajustarea de pret	0.00	0.00	0.00	0.00	966,254.19	196,393.13	183,588.30	37,314.69	1,149,842.49	233,707.82
TOTAL CAPITOL 7		0.00	0.00	0.00	0.00	2,220,605.98	451,342.68	421,915.14	85,755.11	2,642,521.12	537,097.79
TOTAL REABILITARE TERMICĂ ȘI MODERNIZAREA CLĂDIRII INSTITUȚIEI ANTEPREȘCOLARE ÎN CADRUL "GPP NAPSUGAR"		2,126,606.40	432,237.07	2,000,612.31	406,628.52	4,178,007.08	849,188.43	1,569,117.59	318,924.40	9,874,343.36	2,006,980.36
TOTAL Constructii+Montaj		1,565,424.98	318,175.81	729,379.11	148,247.79	1,906,301.10	387,459.57	798,209.99	162,237.80	4,999,315.16	1,016,120.97

DATA

2025

BENEFICIAR/ INVESTITOR,

MUNICIPIUL SFANTU GHEORGHE

Întocmit,

S.C. URBAN UPGRADE

ARCHITECTURE AND ENGINEERING S.R.L.

Șef proiect,

arh. Barbu Alexandra Gabriela