

**Approved BENEFICIARY**  
Mayor of Ungheni municipality  
Vitalie VRABIE  
\_\_\_\_\_ 2024

**Approved INVESTOR**  
Programme Manager  
EU4Moldova: Focal Regions  
Alexandru PELIVAN  
\_\_\_\_\_ 2024

Administrator of the COOPERATIVE  
ENTERPRISE COOPCOMERT  
of UCOOP from the municipality of UNGHENI  
Alexandru SÎRGHI  
\_\_\_\_\_ 2024

**DESIGN BRIEF**

**OBJECTIVE:** Execution design for the construction of a modern hall for the regional agri-food market in Ungheni municipality

**Site address:** Ungheni municipality, cadastral number 9201103.712

**Investor:** EU4Moldova: Focal Regions Programme

**Beneficiary:** Mayoralty of Ungheni municipality

No	Data and basic requirements	Content and basic requirements
1.	Design basis	Concept note and design brief. Urban planning certificate for design. Legal opinions from local public authorities and state supervisory bodies.
2.	Investment title	Construction of a modern hall for the regional agri-food market in Ungheni municipality
3.	Design phase	Execution design
4.	Type of construction	New building with a reinforced concrete frame.
5.	Need for field studies and researches	Geotechnical prospects. Topo-geodetic surveys. Technical examination of potential construction sites.
6.	Basic technical indicators:	Land area: 11,980 sqm

		Building footprint: approx 2,700 sqm
7.	Design stages	<p><b>Stage 1-</b> Development and approval of the design sketch with the participation of the Beneficiary, Investor, and the chief architect of Ungheni Mayoralty.</p> <p><u>The design sketch shall include:</u></p> <ol style="list-style-type: none"> <li>1. General plan Sc 1:500</li> <li>2. Ground floor plan, Sc 1:100</li> <li>3. Floor plan, Sc 1:100</li> </ol> <p><b>Stage 2-</b> Development of the execution design in compliance with the standard NCM A. 07.02-2012 “Procedure for developing, endorsing, approving and frame-content of the design documentation for constructions”, including the written and drawn parts.</p>
8.	Requirements for design options	Once the design sketch has been approved, no other options will be developed.
9.	Special requirements for the construction.	<p>Climate zone: III B</p> <p>Snow load: 50kg/m<sup>2</sup></p> <p>Wind pressure: 30 kg/m<sup>2</sup></p> <p>Seismic level: 7 degrees;</p> <p>Data on soil structure: in accordance with geotechnical prospects.</p>
10.	Basic technical and economic indicators	<p>Land area ~ 11,980 sqm</p> <p>Building surface ~ 2,700 square meters</p>
11.	Special conditions for establishing the volumes of works to be carried out	<ol style="list-style-type: none"> <li>1. Development of the work plan and coordinate it with the Beneficiary and the Investor.</li> <li>2. Geotechnical study.</li> <li>3. Topo-geodesic survey.</li> <li>4. Technical examination of the construction location, networks and compartments.</li> </ol>
12.	The execution design documentation shall include the following compartments	<ol style="list-style-type: none"> <li>1. General plan;</li> <li>2. Construction works;</li> <li>3. General explanatory note;</li> <li>4. Architectural-urban solutions;</li> <li>5. Building solutions;</li> <li>6. Technological solutions;</li> <li>7. Outdoor water supply and sewerage installations and networks, pluvial system;</li> </ol>

		<p>8. Indoor water supply and sewerage installations and networks;            9. Heating, ventilation, air conditioning;            10. Outdoor electrical installations and networks, organization of outdoor lighting;            11. Indoor electrical installations and networks;            12. Security and fire alarm;            13. Internet and telecommunications;            14. Territory and outdoor pavilions planning;            15. Cost estimates;            16. Lists of work quantities;            17. Basic requirements for operation;            18. Colour passport.</p>
13.	Purpose, capacity and type of construction	<p>A multi-functional indoor complex for wholesale and retail trade, including commercial pavilions for food products, non-food shops, a catering enterprise, administrative rooms, a conference hall and all the necessary infrastructure to serve buyers and sellers.</p> <p>Ground floor compartments:</p> <ul style="list-style-type: none"> <li>- commercial pavilions;</li> <li>- refrigerating rooms;</li> <li>- sanitary blocks;</li> <li>- medical room;</li> <li>- room for the person in charge of security;</li> <li>- telecommunication room;</li> <li>- laboratory for product analysis;</li> <li>- wheelchair-accessible lift.</li> </ul> <p>Floor compartments:</p> <ul style="list-style-type: none"> <li>- commercial pavilions;</li> <li>- sanitary blocks;</li> <li>- table hall (approx. 140 places) with kitchen and sanitary blocks for visitors, including people with disabilities; - market administration room.</li> </ul> <p>Exterior planning:</p> <ul style="list-style-type: none"> <li>- outdoor pavilions;</li> <li>- parking area;</li> <li>- road and pedestrian access;</li> <li>- lounge area.</li> </ul>

14.	Requirements for architectural-building solutions	In accordance with the Law No 721 of 02.02.1996 on Quality in Construction (with further amendments and addenda)
15.	Requirements for construction materials	The design shall use construction materials with enhanced long-time durability
16.	Requirements for technical equipment	- LED equipment and luminaires. - Video surveillance cameras.
17.	Requirements for ensuring vital activity conditions for people with reduced mobility	- Provide easy access for people with disabilities, in accordance with NCM C.01.06-2014 "General safety requirements for construction objects when in use and their accessibility for people with disabilities".
18.	Deadlines for executing and developing design documentation and cost estimates	90 consecutive calendar days
19.	Deadlines for the verification of design documentation and cost estimates	10 consecutive calendar days.
20.	Additional requirements for design documentation	Development of the Beneficiary's cost estimates (Forms 7,3,5,1). The full set of documentation shall be developed and submitted to the Beneficiary in 4 copies (3 hard copies and 1 electronic copy in pdf, .dwg, word)
21.	Requirements for verification and coordination	In accordance with the requirements of the Urban Planning Certificate. - All the documentation shall be duly approved in accordance with the regulatory documents in force; - The designer is responsible for all coordination activities, including with specialized institutions, for obtaining legal opinions for the design, according to RM legislation; - The design documentation shall be verified by the designer.
22.	Requirements for supervision by the design author	Not required

Note: The design brief is developed in accordance with NCM Standard A.07.02-201