

Beneficiar: MINICIPIUL ROMAN, JUDETUL NEAMT

Executant:

Proiectant: S.C. ELEMENT DESIGN S.R.L.

Obiectivul: "CONSTRUIRE PIATA, AMENAJARE SI ACOPERIRE PARCARE SUPRAETAJATA"



Anexa 2 la HCL nr. 22.01.2026

DEVIZ GENERAL privind cheltuielile necesare realizarii

Nr.	Denumirea capitolelor si subcapitolelor de cheltuieli	Valoare (fara TVA)	TVA	Valoare (cu TVA)
		Lei	Lei	Lei
1	2	3	4	5

CAPITOL 1

Cheltuieli pentru obtinerea si amenajarea terenului

1.1	Obtinerea terenului	0.00	0.00	0.00
1.2	Amenajarea terenului	0.00	0.00	0.00
1.3	Amenajari pentru protectia mediului si aducerea terenului la starea initiala	0.00	0.00	0.00
1.4	Cheltuieli pentru relocarea/protectia utilitatilor	509,000.00	106,890.00	615,890.00
TOTAL CAPITOL 1		509,000.00	106,890.00	615,890.00

CAPITOL 2

Cheltuieli pentru asigurarea utilitatilor necesare obiectivului de investitii

2.1	Asigurare bransamente utilitati	185,000.00	38,850.00	223,850.00
TOTAL CAPITOL 2		185,000.00	38,850.00	223,850.00

CAPITOL 3

Cheltuieli pentru proiectare si asistenta tehnica

3.1	Studii	129,000.00	27,090.00	156,090.00
3.1.1	Studii de teren	13,000.00	2,730.00	15,730.00
3.1.2	Raport privind impactul asupra mediului	0.00	0.00	0.00
3.1.3	Alte studii specifice	116,000.00	24,360.00	140,360.00
3.2	Documentatii-suport si cheltuieli pentru obtinerea de avize, acorduri si autorizatii	0.00	0.00	0.00
3.3	Expertizare tehnica	50,500.00	10,605.00	61,105.00
3.4	Certificarea performantei energetice si auditul energetic al cladirilor	2,500.00	525.00	3,025.00
3.5	Proiectare	584,150.00	122,671.50	706,821.50
3.5.1	Tema de proiectare	0.00	0.00	0.00
3.5.2	Studiu de fezabilitate	0.00	0.00	0.00
3.5.3	Studiu de fezabilitate/documentatie de avizare a lucrarilor de interventii si deviz general	289,845.00	60,867.45	350,712.45
3.5.4	Documentatiile tehnice necesare in vederea obtinerii avizelor/acordurilor/autorizatiilor	0.00	0.00	0.00
3.5.5	Verificarea tehnica de calitate a proiectului tehnic si a detaliilor de executie	26,000.00	5,460.00	31,460.00
3.5.6	Proiect tehnic si detalii de executie	268,305.00	56,344.05	324,649.05
3.6	Organizarea procedurilor de achizitie	0.00	0.00	0.00

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		Lei	Lei	Lei
1	2	3	4	5
3.7	Consultanta	0.00	0.00	0.00
3.7.1	Managementul de proiect pentru obiectivul de investitii	0.00	0.00	0.00
3.7.2	Auditul financiar	0.00	0.00	0.00
3.8	Asistenta tehnica	729,709.71	153,239.04	882,948.75
3.8.1	Asistenta tehnica din partea proiectantului	178,677.43	37,522.26	216,199.69
3.8.1.1	pe perioada de executie a lucrarilor (0.5% din C+M)	163,677.43	34,372.26	198,049.69
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	3,150.00	18,150.00
3.8.2	Dirigentie de santier (1.5% din C+M)	491,032.28	103,116.78	594,149.06
3.8.3	Coordonator in materie de securitate si sanatate - conform Hotararii Guvernului nr. 300/2006, cu modificarile si completarile ulterioare	60,000.00	12,600.00	72,600.00
TOTAL CAPITOL 3		1,495,859.71	314,130.54	1,809,990.25

CAPITOL 4 Cheltuieli pentru investitia de baza				
4.1	Constructii si instalatii	31,786,391.67	6,675,142.25	38,461,533.92
4.1.1	OB01 REALIZARE PIATA	29,880,498.11	6,274,904.60	36,155,402.71
	R01 DESFACERI	868,479.94	182,380.79	1,050,860.72
	R02 TERASAMENTE	8,534,722.56	1,792,291.74	10,327,014.30
	R04 SUPRASTRUCTURA	2,346,195.31	492,701.01	2,838,896.32
	R03 INFRASTRUCTURA	5,590,853.10	1,174,079.15	6,764,932.25
	I01 INSTALATII ELECTRICE	1,038,359.40	218,055.47	1,256,414.87
	I02 INSTALATII IDSAI	98,942.41	20,777.91	119,720.32
	I03 INSTALATII VENTILARE	924,780.59	194,203.92	1,118,984.51
	I04 INSTALATII TERMICE	2,062,892.45	433,207.41	2,496,099.86
	I05 INSTALATII SANITARE	375,273.94	78,807.53	454,081.46
	I06 INSTALATII DE STINGERE	455,285.95	95,610.05	550,896.00
	I07 INSTALATII DESFUMARE	90,954.34	19,100.41	110,054.75
	I08 INSTALATII CURENTI SLABI	257,508.11	54,076.70	311,584.82
	I09 RETELE EXTERIOARE	273,562.50	57,448.13	331,010.63
	A01 FINISAJE INTERIOARE	2,552,600.97	536,046.20	3,088,647.18
	A02 FINISAJE EXTERIOARE	1,416,526.24	297,470.51	1,713,996.75
	A03 INVELITOARE	2,488,448.45	522,574.17	3,011,022.62
	A04 TAMPLARIE	272,492.80	57,223.49	329,716.29
	A05 AMENAJARE EXTERIOARE	232,619.06	48,850.00	281,469.06
4.1.2	OB02 INTERVENTII PARCARE SUPRATERANA	812,427.12	170,609.70	983,036.82
	A01 AMENAJARE	180,338.36	37,871.06	218,209.41
	R01 SUPRASTRUCTURA	632,088.76	132,738.64	764,827.40
4.1.3	OB03 AMENAJARE PIATETA	1,093,466.44	229,627.95	1,323,094.39
	A01 AMENAJARE	645,685.98	135,594.06	781,280.04
	I01 INSTALATII RETELE EXTERIOARE	447,780.46	94,033.90	541,814.36

Nr.	Denumirea capitolelor si subcapitolelor de cheltuieli	Valoare (fara TVA)	TVA	Valoare (cu TVA)
		Lei	Lei	Lei
1	2	3	4	5
4.2	Montaj utilaje, echipamente tehnologice si functionale	0.00	0.00	0.00
4.3	Utilaje, echipamente tehnologice si functionale care necesita montaj	2,975,306.50	624,814.36	3,600,120.86
4.3.1	OB01 REALIZARE PIATA	2,468,606.50	518,407.36	2,987,013.86
	Utilaje si echipamente aferente obiectului REALIZARE PIATA	2,468,606.50	518,407.36	2,987,013.86
	FT_IE_01 Tablou electric general TEG	20,000.00	4,200.00	24,200.00
	FT_IE_02 Tablou electric secundar nivel subsol TES	5,000.00	1,050.00	6,050.00
	FT_IE_03 Tablou electric secundar nivel parter TEP	7,000.00	1,470.00	8,470.00
	FT_IE_04 Tablou electric secundar nivel etaj 1 TE1	7,000.00	1,470.00	8,470.00
	FT_IE_05 Tablou electric secundar depozit TED	27,000.00	5,670.00	32,670.00
	FT_IE_06 Tablou electric secundar depozit refrigerare TED-R	12,000.00	2,520.00	14,520.00
	FT_IE_07 Tablou electric congelare TED-C	4,000.00	840.00	4,840.00
	FT_IE_08 Tablou electric secundar 25A spatiu comercial TSC	33,000.00	6,930.00	39,930.00
	FT_IE_09 Tablou electric secundar 32A spatiu comercial TSC	52,000.00	10,920.00	62,920.00
	FT_IE_10 Tablou electric secundar centrala termica TCT	20,000.00	4,200.00	24,200.00
	FT_IE_11 Tablou electric secundar parcare supraterana TEPS	3,000.00	630.00	3,630.00
	FT_IE_12 Tablou electric secundar grup pompare PSI TEGP	10,000.00	2,100.00	12,100.00
	FT_IE_13 Paratrasnet cu dispozitiv amorsare	25,000.00	5,250.00	30,250.00
	FT_IE_14 Grup electrogen	110,000.00	23,100.00	133,100.00
	FT_IDSAI_cm_01 Echipament de control si semnalizare 4 bucle	17,815.00	3,741.15	21,556.15
	FT_IDSAI_cm_02 Detector de fum adresabil	43,195.00	9,070.95	52,265.95
	FT_IDSAI_cm_03 Detector de fum+temperatura adresabil	489.00	102.69	591.69
	FT_IDSAI_cm_04 Detector de fum tubulatura ventilatie adresabil	9,162.00	1,924.02	11,086.02
	FT_IDSAI_cm_05 Detector de gaz	1,272.50	267.22	1,539.72
	FT_IDSAI_cm_06 Sirena de interior adresabila	12,320.00	2,587.20	14,907.20
	FT_IDSAI_cm_07 Sirena exterioara adresabila	611.00	128.31	739.31
	FT_IDSAI_cm_08 Buton manual de incendiu adresabil	3,792.00	796.32	4,588.32
	FT_IDSAI_cm_09 Panou repetoar	1,120.00	235.20	1,355.20
	FT_IDSAI_cm_10 Indicator optic de avertizare	5,040.00	1,058.40	6,098.40
	FT_IDSAI_cm_11 Modul intrare iesire	28,000.00	5,880.00	33,880.00
	FT_IDSAI_cm_12 Indicator optic stare detector de fum	2,856.00	599.76	3,455.76
	FT_IDSAI_cm_13 Transmisor GSM	509.00	106.89	615.89

Nr.	Denumirea capitolelor si subcapitolelor de cheltuieli	Valoare (fara TVA)	TVA	Valoare (cu TVA)
		Lei	Lei	Lei
1	2	3	4	5
	FT_IDSAI_cm_14 Sistem de detectie incendiu prin aspiratie	40,720.00	8,551.20	49,271.20
	FT_IV_01 Centrala de ventilare cu recuperare caldura cu Q=10000 mc/h	127,500.00	26,775.00	154,275.00
	FT_IV_02 Agregat de condensare 56.6/50.5 Kw	40,720.00	8,551.20	49,271.20
	FT_IV_03 Ventilator extractie aer viciat Q=350 mc/h	2,036.00	427.56	2,463.56
	FT_IV_04 Ventilator extractie aer viciat Q=100 mc/h	2,495.50	524.06	3,019.56
	FT_IV_05 Clapet rezistent la foc EI120 cu servomotor	152,700.00	32,067.00	184,767.00
	FT_IT_01 Sistem in cascada complet echipat de preparare agent termic, cu 3 centrale termice in condensatie cu puterea unei centrale = 170 kW	120,000.00	25,200.00	145,200.00
	FT_IT_02 Cos de fum din inox, izolat cu vata bazaltica 40 mm, H = 10 m	12,000.00	2,520.00	14,520.00
	FT_IT_03 Distribuitor agent termic incalzire, din teava neagra	7,000.00	1,470.00	8,470.00
	FT_IT_04 Colector agent termic incalzire, din teava neagra	7,000.00	1,470.00	8,470.00
	FT_IT_05 Distribuitor agent termic racire, din teava neagra	7,000.00	1,470.00	8,470.00
	FT_IT_06 Colector agent termic racire, din teava neagra	7,000.00	1,470.00	8,470.00
	FT_IT_07 Vas expansiune inchis 1500 litri	15,000.00	3,150.00	18,150.00
	FT_IT_08 Vas expansiune inchis 600 litri	6,500.00	1,365.00	7,865.00
	FT_IT_09 Pompe circulatie	77,000.00	16,170.00	93,170.00
	FT_IT_10 Statie dedurizare a apei	30,000.00	6,300.00	36,300.00
	FT_IT_11 Agregat de preparare apa racita, chiller, P = 250 kW	300,000.00	63,000.00	363,000.00
	FT_IT_12 Puffer apa racita 1000 litri	11,000.00	2,310.00	13,310.00
	FT_IT_13 Perdea de aer cald	12,000.00	2,520.00	14,520.00
	FT_IT_14 Ventilconvector necarcasat de tavan HP3 2.3	41,400.00	8,694.00	50,094.00
	FT_IT_15 Ventilconvector necarcasat de tavan HP3 3.3	16,800.00	3,528.00	20,328.00
	FT_IT_16 Ventilconvector necarcasat de tavan HP3 4.3	120,000.00	25,200.00	145,200.00
	FT_IT_17 Instalatie refrigerare	60,000.00	12,600.00	72,600.00
	FT_IT_18 Instalatie congelare	30,000.00	6,300.00	36,300.00
	FT_IS_01 Boiler electric 10 litri	3,570.00	749.70	4,319.70
	FT_IS_02 Pompa submersibila	3,054.00	641.34	3,695.34
	FT_IS_03 Mini-statie pompare apa uzata menajera	2,800.00	588.00	3,388.00
	FT_SI_01 Grup pompare stingere incendiu hidranti interiori	120,000.00	25,200.00	145,200.00
	FT_SI_02 Grup pompare stingere incendiu hidranti exteriori	140,000.00	29,400.00	169,400.00
	FT_SI_03 Grup pompare stingere incendiu instalatie drencere	160,000.00	33,600.00	193,600.00

Nr.	Denumirea capitolelor si subcapitolelor de cheltuieli	Valoare (fara TVA)	TVA	Valoare (cu TVA)
		Lei	Lei	Lei
1	2	3	4	5
	FT_IDF_cm_01 Centrala desfumare E 1x4A	45,810.00	9,620.10	55,430.10
	FT_IDF_cm_02 Motor actionare trapa/fereastră 24v	11,812.00	2,480.52	14,292.52
	FT_IDF_cm_03 Buton activare procedura desfumare	535.50	112.46	647.96
	FT_IDF_cm_04 Buton ventilare zilnica	306.00	64.26	370.26
	FT_IDF_cm_05 Sursa alimentara 24V/15A	3,666.00	769.86	4,435.86
	FT_IDF_cm_06 Ventilator rezistent la foc	40,720.00	8,551.20	49,271.20
	ICS_D_01 Dulap rack 47 U	2,500.00	525.00	3,025.00
	ICS_D_02 UPS rackabil	2,500.00	525.00	3,025.00
	ICS_D_03 Sursa alimentare 230V, rackabila	600.00	126.00	726.00
	ICS_D_04 Patch panel 24 port-uri	900.00	189.00	1,089.00
	ICS_D_05 Switch 24 port-uri	5,700.00	1,197.00	6,897.00
	ICS_D_06 Acces-point wireless	39,000.00	8,190.00	47,190.00
	ICS_AS_01 Set de apel urgenta toaleta persoane handicap	5,600.00	1,176.00	6,776.00
	ICS_CCTV_01 Camera video interior	36,000.00	7,560.00	43,560.00
	ICS_CCTV_02 Camera video exterior	22,500.00	4,725.00	27,225.00
	ICS_CCTV_03 Inregistrator video	4,500.00	945.00	5,445.00
	ICS_CCTV_04 Hard disk	6,000.00	1,260.00	7,260.00
	ICS_CCTV_05 Sistem management vizualizare pana la 42 canale	9,000.00	1,890.00	10,890.00
	ICS_CCTV_06 Switch 24 port-uri+Patch panel 24 port-uri	5,700.00	1,197.00	6,897.00
	ICS_CCTV_07 UPS rackabil	2,000.00	420.00	2,420.00
	ICS_CCTV_08 Sursa alimentare 230V, rackabila	500.00	105.00	605.00
	ICS_CA_01 Centrala de control acces 1-2 usi	7,000.00	1,470.00	8,470.00
	ICS_CA_02 Sursa de alimentare 12V cc/2.5A in cutie metalica	3,850.00	808.50	4,658.50
	ICS_CA_03 Acumulator plumb-acid 12V/7Ah	700.00	147.00	847.00
	ICS_CA_04 Cititor de proximitate cu tastatura incorporata	2,080.00	436.80	2,516.80
	ICS_CA_05 Buton mecanic cerere iesire	680.00	142.80	822.80
	ICS_CA_06 Buton iesire urgenta	600.00	126.00	726.00
	ICS_CA_07 Electromagnet de forta 280kgf aplicat+element de prindere	2,400.00	504.00	2,904.00
	ICS_S_01 Sistem compact Amplificator -sursa back-up	19,500.00	4,095.00	23,595.00
	ICS_S_02 Difuzor de perete	12,900.00	2,709.00	15,609.00
	ICS_S_03 Microfon zone, EN54-16	5,500.00	1,155.00	6,655.00
	ICS_S_04 Proiector de sunet	2,800.00	588.00	3,388.00
	ICS_AF_01 Centrala anti-efractie	2,500.00	525.00	3,025.00
	ICS_AF_02 Sursa de alimentare	9,000.00	1,890.00	10,890.00

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		Lei	Lei	Lei
1	2	3	4	5
	ICS_AF_03 Modul expandor in cutia sursei	1,500.00	315.00	1,815.00
	ICS_AF_04 Comunicator	1,650.00	346.50	1,996.50
	ICS_AF_05 Sirena de exterior	330.00	69.30	399.30
	ICS_AF_06 Tastatura LCD	605.00	127.05	732.05
	ICS_AF_07 Contact magnetic	210.00	44.10	254.10
	ICS_AF_08 Detector PIR de interior	9,945.00	2,088.45	12,033.45
	ICS_AF_09 Buton Panica	330.00	69.30	399.30
	ICS_AF_10 Detector de geam spart	2,200.00	462.00	2,662.00
4.3.2	OB03 AMENAJARE PIATETA	506,700.00	106,407.00	613,107.00
	Utilaje si echipamente aferente obiectului AMENAJARE PIATETA	506,700.00	106,407.00	613,107.00
	FT_IE_01 Stalp de iluminat	472,000.00	99,120.00	571,120.00
	FT_IE_02 Tablou electric TEG	5,000.00	1,050.00	6,050.00
	FT_IE_03 Bloc de masura si protectie BMP	1,500.00	315.00	1,815.00
	FT_IS_01 Cistea stradala	10,000.00	2,100.00	12,100.00
	FT_IS_02 Aspensor telescopic static	7,500.00	1,575.00	9,075.00
	FT_IS_03 Electrovana irigatii	4,400.00	924.00	5,324.00
	FT_IS_04 Programator irigatii	6,000.00	1,260.00	7,260.00
	FT_IS_05 Senzor de ploaie cu fir	300.00	63.00	363.00
4.4	Utilaje, echipamente tehnologice si functionale care nu necesita montaj si echipamente de transport	0.00	0.00	0.00
4.5	Dotari	1,198,300.00	251,643.00	1,449,943.00
4.5.1	OB01 REALIZARE PIATA	406,000.00	85,260.00	491,260.00
	Dotari aferente obiectului REALIZARE PIATA	406,000.00	85,260.00	491,260.00
	ARH_01 Modul taraba piata 100x100x85	392,000.00	82,320.00	474,320.00
	ARH_02 Cantar de capacitate mare	3,600.00	756.00	4,356.00
	ARH_03 Cantar de verificare	900.00	189.00	1,089.00
	ARH_04 Birou	1,150.00	241.50	1,391.50
	ARH_05 PC echipat complet	6,500.00	1,365.00	7,865.00
	ARH_06 Scaun birou	950.00	199.50	1,149.50
	ARH_07 Scaune	900.00	189.00	1,089.00
4.5.2	OB03 AMENAJARE PIATETA	792,300.00	166,383.00	958,683.00
	Dotari aferente obiectului AMENAJARE PIATETA	792,300.00	166,383.00	958,683.00
	ARH_01 Banca	198,000.00	41,580.00	239,580.00
	ARH_02 Cos de gunoi	72,000.00	15,120.00	87,120.00
	ARH_03 Tarabe vanzatori	28,000.00	5,880.00	33,880.00
	ARH_04 Modul copertina tarabe 3x5.20x2.85 m	52,000.00	10,920.00	62,920.00
	ARH_05 Arbusti ornamentali	8,800.00	1,848.00	10,648.00
	ARH_06 Arbori decorativi	25,000.00	5,250.00	30,250.00
	ARH_07 Fantani arteziene	408,500.00	85,785.00	494,285.00
4.6	Active necorporale	0.00	0.00	0.00

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		Lei	Lei	Lei
1	2	3	4	5
TOTAL CAPITOL 4		35,959,998.17	7,551,599.62	43,511,597.79

CAPITOL 5 Alte cheltuieli				
5.1	Organizare de santier	255,093.87	53,569.71	308,663.58
5.1.1	Lucrari de constructii si instalatii aferente organizarii de santier	255,093.87	53,569.71	308,663.58
5.1.1.1	OB04 ORGANIZARE DE SANTIER	255,093.87	53,569.71	308,663.58
	OS1 LUCRARI DE CONSTRUCTII SI INSTALATII AFERENTE ORGANIZARII DE SANTIER	122,410.36	25,706.17	148,116.53
	OS2 CHELTUIELI CONEXE ORGANIZARII SANTIERULUI	132,683.51	27,863.54	160,547.05
5.1.2	Cheltuieli conexe organizarii santierului	0.00	0.00	0.00
5.2	Comisioane, cote, taxe, costul creditului	360,090.34	0.00	360,090.34
5.2.1	Comisioanele si dobanzile aferente creditului bancii finantatoare	0.00	0.00	0.00
5.2.2	Cota aferenta ISC pentru controlul calitatii lucrarilor de constructii (0.5% din C+M)	163,677.43	0.00	163,677.43
5.2.3	Cota aferenta ISC pentru controlul statului in amenajarea teritoriului, urbanism si pentru autorizarea lucrarilor de constructii (0.1% din C+M)	32,735.49	0.00	32,735.49
5.2.4	Cota aferenta Casei Sociale a Constructorilor - CSC (0.5% din C+M)	163,677.43	0.00	163,677.43
5.2.5	Taxe pentru acorduri, avize conforme si autorizatia de construire/desfiintare	0.00	0.00	0.00
5.3	Cheltuieli diverse si neprevazute (10.0% din C+M)	3,273,548.55	687,445.20	3,960,993.75
5.4	Cheltuieli pentru informare si publicitate	15,000.00	3,150.00	18,150.00
TOTAL CAPITOL 5		3,903,732.76	744,164.91	4,647,897.67

CAPITOL 6 Cheltuieli pentru probe tehnologice si teste				
6.1	Pregatirea personalului de exploatare	0.00	0.00	0.00
6.2	Probe tehnologice si teste	20,000.00	4,200.00	24,200.00
TOTAL CAPITOL 6		20,000.00	4,200.00	24,200.00

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% (10.0% din 1.2, 1.3, 1.4, 2, 3.1.1, 3.1.2, 3.1.3, 3.2, 3.3, 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.5.5, 3.5.6, 3.7.1, 3.7.2, 3.8.1, 3.8.2, 3.8.3, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 5.1.1)	3,840,245.18	806,451.49	4,646,696.66
7.2	Cheltuieli pentru constituirea rezervei de implementare pentru ajustarea de pret (2.7% din 2.1, 3.5.5, 3.5.6, 3.7.1, 3.7.2, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 5.1.1, 5.1.2)	990,748.72	208,057.23	1,198,805.95
TOTAL CAPITOL 7		4,830,993.90	1,014,508.72	5,845,502.61

TOTAL "CONSTRUIRE PIATA, AMENAJARE SI ACOPERIRE PARCARE SUPRAETAJATA"	46,904,584.54	9,774,343.78	56,678,928.32
TOTAL Constructii+Montaj	32,735,485.54	6,874,451.96	39,609,937.50

BENEFICIAR, MINICIPIUL ROMAN, JUDETUL NEAMT	PROIECTANT, S.C. ELEMENT DESIGN S.R.L. 	Ofertant
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