



INVESTMENT PLAN

D.T2.5.1

Mazowieckie Voivodeship

Version 1

3/2021

1. Preliminary investment plan for the revitalization project of the facility "Chamber of Tradition EKD / WKD in Grodzisk Mazowiecki

1.1. Investment costs assumptions:

1. Pre-design and design documentation and author's supervision 6% of the value of construction works.
2. Investor's supervision and project management costs 4% of the project value.
3. Construction works 5.000 zł za m² (1 092 EUR m²)
4. Arrangement works, purchase of educational equipment 5.000 zł za m² (1 092 EUR m²) exhibition space.

Initial project cost estimate:

1. design work – **240 000 zł (52 402 EUR)**
2. construction works – **4 000 000 zł. (873 362 EUR)**
3. exhibition – **2 500 000 zł. (545 851 EUR)**
4. supervision and management – **600 000 zł. (131 004 EUR)**

Total estimated value of the investment: 7 340 000 zł (1 602 619 EUR)

Prices without VAT tax estimated on the basis of the Price Bulletin - modernized or construction facilities.

Expected components of operating costs after the project implementation period:

- a) depreciation
- b) consumption of long-term materials
- c) electricity consumption
- d) telecommunications services
- e) repair services
- f) other services (water and sewage, heating)
- g) charges for using the environment
- h) rental / leasing services

Other:

- a) real estate tax
- b) insurance

1.2. The main investment and organizational tasks envisaged as part of the project implementation

preparatory activities, pre-design and preliminary design work	pre-design studies and studies
	ensuring investment financing
	preparation of the current geodetic "background", inventory of greenery, acoustic background tests
design work	obtaining a decision on the conditions for the location of a public purpose or on development conditions
	development of an advanced concept, pre-design works, multi-discipline construction design, required opinions, arrangements, decisions
	obtaining a building permit
	detailed design and cost estimate documentation
	verification of technical design and cost documentation
tender for the General Contractor	tender for the General Contractor of the investment
construction and assembly works, supplies	preparatory work
	shell works, construction and acoustics of the building
	finishing works, room acoustics
	equipment, stage technology
	landscaping, small architecture
	commissioning of works
	acceptance of state institutions - permits
business start-up	launching cultural and educational activities
supervision and consultation	author's supervision
	investor supervision
	consulting and specialist advice, project management

1.3. Initial project implementation time horizon

	Carrying out tasks	Date
1.	Comprehensive feasibility study	2022
2.	Project documentation	2022-2023
3.	Investor's supervision (optional)	2024
4.	Building Works	2023-2024
5.	Information and promotion activities	2023-2024
6.	Project audit (optional)	2024