



Level Youth România

MEMORANDUM

Bucharest Educational Hub Development

Rented premises, operating model and funding scenarios

22 October 2026 | Version 1.0

Aurelian Soare

Founder and General Manager

aurelian@levelyouth.ro

partners@levelyouth.ro | +40 750 266 691

<https://levelyouth.ro/>

Working proposal for prospective partners

Educational initiative; association registration is in progress.

This is not a signed agreement or confirmed funding.

01 / Vision and feasibility

1-3. Hub purpose and beneficiaries

Editorial status. Current information comes from project-supplied facts and the public sources listed. All future volumes, schedules, resources and budgets are proposals. There is no confirmed budget, contracted premises or guaranteed funding.

The proposed hub uses existing rented premises fitted out for coding, games, AI and digital skills workshops. No new building is planned. A stable venue would allow equipment storage, mentor preparation and recurring workshops; its case must be tested against local demand, resources and actual costs.

Intended beneficiaries are children and young people aged 7-18, grouped by age and ability. Free access is the funding objective, with limited places confirmed before each series. No current enrolment, waiting list or achieved outcome is assumed.



AI-generated concept illustration

The need is tested during preparation through discussions with schools and families, an equipment inventory and a pilot at a partner venue. A lease is considered only after educational use, total costs and the six-month funding threshold have been checked.

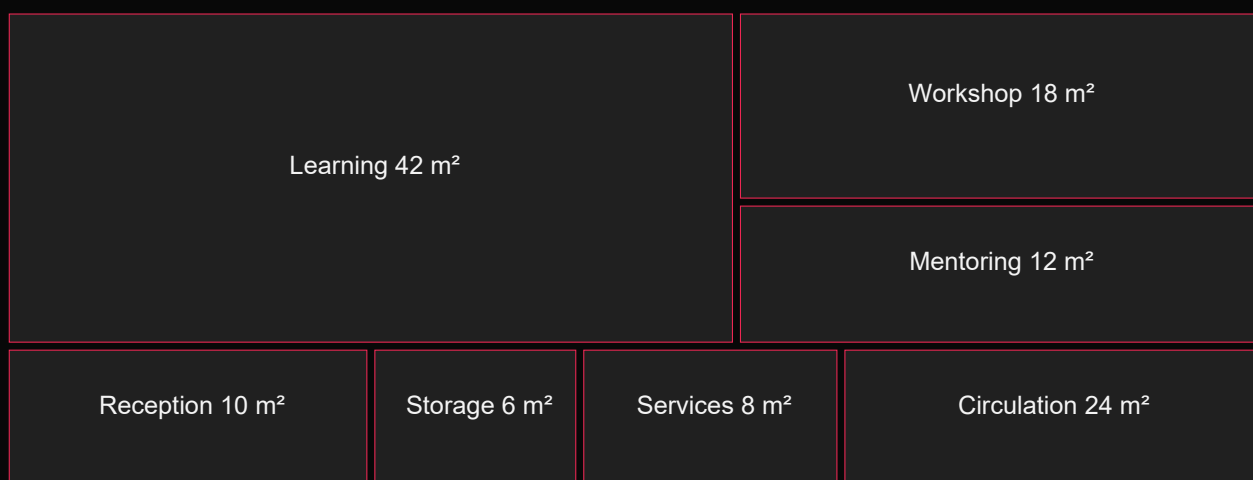
02 / Premises and layout

4-5. Scenarios and selection criteria

Scenario	Area	Proposed stations
Minimum	80-100 m ² (model: 90)	10
Base	120 m ²	14
Extended	140-150 m ² (model: 150)	18

Proposed essential criteria are safe access for minors, suitability for educational use, adequate electrical installations, ventilation, sanitary facilities, connectivity and accessible routes. Public transport, noise, light, full cost and landlord consent to alterations are compared. Requirements and documentation are reviewed by specialists before signing.

6-8. Conceptual functional plan: 120 m²



Zoning diagram; no scale, dimensions or approved routes.

Conceptual zoning illustration, not an approved architectural design. Programme areas: learning 42 m²; workshop 18 m²; mentoring 12 m²; reception 10 m²; storage 6 m²; services 8 m²; circulation and transitions 24 m²; total 120 m².

Rectangles indicate relationships, not exact proportions.

Base planning capacity is 12 participants and two adults in a single group, with 14 workstations. The mentoring and workshop areas do not automatically add simultaneous places. Actual permitted capacity depends on the real layout, evacuation arrangements and premises assessment; this plan is not an authorisation.

03 / Equipment and operations

9-10. Equipment, furniture and connectivity

Base resource	Requirement and use
14 computers	12 for participants, two for staff; configuration tested on selected applications
Modular furniture	14 work places, adjustable seating, workshop table and cupboards
Network and internet	Cabling, router, separate guest Wi-Fi and account administration
AV and workshop	Display/projector, peripherals and introductory kits; selected to match curriculum
Fit-out	Minor repairs, lighting, electrical supply and durable finishes

11. Opening schedule and operating model

The proposed base schedule is four two-hour sessions per week over approximately four weeks per month. The 32 contact hours are covered by a 40-hour facilitation allocation; the remaining eight hours support preparation and feedback. The final schedule depends on the school calendar and team availability.

With 16 sessions and 12 places per session, the planning ceiling is 192 attendances per month; this is not 192 unique beneficiaries or guaranteed occupancy. Recurring groups reduce the distinct-person count. Pilot workshops may replace slots in this schedule and are not automatically added on top.

12. Proposed team

The coordinator manages schedules, families and premises; the facilitator prepares and delivers workshops; a trained assistant or volunteer supports each group. The General Manager oversees funding and the Deputy Manager oversees quality. Volunteer assistance is an uncosted dependency in the basic operating model; if unavailable, capacity is reduced or additional cost is approved.

04 / Initial investment

15. Base scenario detail

Indicative assumptions, not verified prices. Amounts are planned total gross RON costs. Investment means initial fit-out and equipment; final accounting treatment is established separately. The rental model assumes no agency fee and a two-month deposit.

Category	Qty.	Unit cost	Total RON
Computers	14	3 000	42 000
Furniture	1	16 000	16 000
Network	1	5 000	5 000
Fit-out	120	230	27 600
Safety and access	1	6 500	6 500
AV and workshop	1	6 000	6 000
Surveys and setup	1	4 000	4 000
Total initial investment			107 100

Units: computers are individual units; fit-out is per m²; other lines are defined equipment or service packages. Furniture includes work places and storage. Network includes hardware and installation. Surveys and setup cover preliminary technical assessment and commissioning; they do not assume automatic approval of any permit.

Deposit, launch and in-kind support

Item	Base RON
Recoverable deposit: 2 × 6 500	13 000
Launch reserve: 10% × (investment + one month)	13 025
Launch cash, including month one	156 275

Launch cash includes investment, month one, deposit and reserve. The deposit is tied-up cash, not an expense; recovery depends on the lease. In-kind support is zero in the prudent case. If 14 donated computers fully replace the 42,000 RON purchase, the annual cash requirement falls by 46,200 RON, including recalculation of the 10% reserve.

05 / Recurring costs

16. Base monthly and annual cost

Category	Qty.	RON/unit	Month RON	Year RON
Rent	1	6 500	6 500	78 000
Utilities	1	1 800	1 800	21 600
Internet	1	250	250	3 000
Coordination	1	5 000	5 000	60 000
Facilitation	40	140	5 600	67 200
Administration	1	1 000	1 000	12 000
Cleaning	1	1 000	1 000	12 000
Consumables	1	800	800	9 600
Software and maintenance	1	900	900	10 800
Insurance	1	300	300	3 600
Total operations			23 150	277 800

Facilitation quantity is hours per month; other lines are one monthly package each. Coordination covers premises presence, scheduling and family communication. Administration covers records and support services and does not duplicate coordination. Personnel rates are gross cost envelopes for services or employment, not promised net salaries.

Utilities are planning averages over 12 months and may vary seasonally. Software and maintenance include basic licences, small repairs and upkeep; they exclude development of a proprietary platform. Insurance is a budget allowance to be validated through a quotation and coverage terms.

Excluded costs and checks

Structural works, major utility relocation, vehicles, participant transport and meals, camps, financing costs, agency fees and alterations required by unsuitable premises are excluded. No VAT recovery is budgeted. If real quotations add taxes or excluded services, the scenario is revised before commitment.

06 / Three financial scenarios

Comparison in RON

Item	Minimum	Base	Extended
Initial investment	64 200	107 100	153 900
Recoverable deposit	9 000	13 000	17 000
Operations / month	14 780	23 150	31 600
Operations / 12 months	177 360	277 800	379 200
Launch including month one	95 878	156 275	221 050
Six-month reserve	15 288	24 600	34 350
Six-month cash	177 168	283 600	394 850
Twelve-month reserve	24 156	38 490	53 310
Year-one cash	274 716	436 390	603 410

For n months: cash = investment + n × monthly operations + deposit + 10% × (investment + n × monthly operations). The reserve does not apply to the deposit. Launch uses n = 1, the minimum funding threshold n = 6 and year one n = 12. These are three horizons of the same budget and must not be added together.

In the base scenario, first-year cost including reserve and excluding the recoverable deposit is 423 390 RON. Total cash required is 436 390 RON. The reserve is a planning ceiling for price changes and unforeseen eligible costs, not spending already incurred.

Assumptions distinguishing the scenarios

Minimum: 90 m², ten stations, 24 facilitation hours/month. Base: 120 m², 14 stations, 40 hours/month. Extended: 150 m², 18 stations, 56 hours/month. Assumed monthly rents are 4,500, 6,500 and 8,500 RON; fit-out is modelled at 180, 230 and 280 RON/m². Costs are not scaled by area alone: equipment and working hours differ.

07 / Funding and reconciliation

17-18. Proposed mix and sustainability

Proposed source	Share	Target RON
Anchor partners	50%	218 195
Competitive grants	30%	130 917
Donations and community partners	20%	87 278
Total year-one cash	100%	436 390

The mix is a cash mobilisation target with no confirmed funding. In-kind contributions are tracked separately and reduce the target only after acceptance of the replacement good or service. Year two seeks renewed recurring support; neither repeat initial investment nor participation-fee income is assumed.

The monthly budget is reviewed against payments and commitments. The entire programme should not depend on one funder; diversification remains an objective. Reserve use requires documented approval, and payments and equipment use are reported to partners in aggregate.

Reconciling the portfolio with the hub

Conditional example for all three projects at the hub: portfolio direct subtotal 45 080 RON; remove temporary venues 7 800 RON; remove facilitation 15 280 RON only if the 104 contact hours are delivered by the same resource already paid through the hub. Incremental balance 22 000 RON; 10% reserve 2 200 RON; additional requirement 24 200 RON.

In this example the retained incremental costs are assistance, curriculum, materials, AI tools, evaluation and project administration; these must be distinguished from routine services. Other hub sessions are adjusted. Without time records and shared-cost allocation, no combined total is published.

08 / Implementation and control

13-14. Safety and implementation stages

Before activities begin, a safeguarding contact is appointed, mentor suitability is checked and child arrival/collection, communication and incident procedures are established. Two trained adults are proposed for each group. Accessibility is assessed along the access route and within the premises; required works are priced before the lease. Personal data is limited to what is needed, with controlled access and defined retention.

Stage after funding	Indicative duration	Progression condition
Preparation and search	M1	Contracting entity, demand and funding checked
Selection and due diligence	M2	Suitable premises, costs and landlord consent
Lease and fit-out	M3-M4	Budget accepted and technical checks completed
Testing and gradual launch	M5	Team, procedures and inventory ready
Review and adjustment	M6	Attendance, costs and incidents reviewed

19-20. Risks and decision rules

Delayed funding: postpone the lease. Unsuitable premises or major works: seek another property. Mentor shortage: reduce groups. Demand below capacity: retain a smaller schedule. Cost increases: compare quotes, reduce optional equipment and revise the reserve. Safety incident: stop the affected activity and apply the agreed procedure.

Proceed: a valid contracting entity, suitable premises and confirmed cash for at least six months, including deposit and reserve (283 600 RON in the base case). Postpone: any essential condition is missing. Reduce scope: move to the minimum scenario or partner-hosted workshops, with budget and capacity recalculated.

09 / Scenario detail and validation

Annex: investment and operations

Investment: qty. × RON/unit.	Minimum	Base	Extended
Computers	10 × 2 500	14 × 3 000	18 × 3 300
Furniture	1 × 10 000	1 × 16 000	1 × 22 000
Network	1 × 3 500	1 × 5 000	1 × 7 000
Fit-out	90 × 180	120 × 230	150 × 280
Safety and access	1 × 4 000	1 × 6 500	1 × 9 000
AV and workshop	1 × 3 000	1 × 6 000	1 × 9 000
Surveys and setup	1 × 2 500	1 × 4 000	1 × 5 500

Monthly: qty. × RON/unit.	Minimum	Base	Extended
Rent	1 × 4 500	1 × 6 500	1 × 8 500
Utilities	1 × 1 200	1 × 1 800	1 × 2 400
Internet	1 × 200	1 × 250	1 × 300
Coordination	1 × 3 500	1 × 5 000	1 × 6 500
Facilitation	24 × 120	40 × 140	56 × 150
Administration	1 × 700	1 × 1 000	1 × 1 300
Cleaning	1 × 600	1 × 1 000	1 × 1 400
Consumables	1 × 500	1 × 800	1 × 1 100
Software and maintenance	1 × 500	1 × 900	1 × 1 300
Insurance	1 × 200	1 × 300	1 × 400

All inputs, products, reserves and totals are automatically checked in the shared RO/EN model. To confirm: gross quotations, usable area, deposit, lease terms, personnel costs and in-kind contributions.

10 / Sources and contact

Requested partner decision

The discussion proposal is to choose a scenario and contribution type: equipment, temporary hosting, mentoring or cash. A joint feasibility review is recommended before any lease commitment. The memorandum supports negotiation and planning and does not imply signatures or official approvals.

Proposed next step: a 30-minute discussion to choose a contribution, followed by a project brief and implementation checks. Contact: **Aurelian Soare**, Founder and General Manager; aurelian@levelyouth.ro; partners@levelyouth.ro; +40 750 266 691; levelyouth.ro.



AI-generated concept illustration

Sources and verification limits

Public sources consulted on 22 October 2026; references describe the public presentation and do not establish educational outcomes. The launch date, pending legal status and founder/cofounder designations were supplied by the initiator.

levelyouth.ro · [/despre-noi/](#) · [/echipa/](#)
[/faq/](#) · [/sesiuni/](#) · [/parteneriate/](#)

The [/contact/](#) page was attempted but could not be retrieved. Contacts in this document were supplied by the initiator. The accessible Sessions content displayed no sessions; this does not establish current availability. Estimates are not market quotations. Supplied images and AI concepts are illustrative materials.