

FEASIBILITY STUDY¹

Template

A. Written parts

General data:

1. Name of the investment;
2. Location (county, city/town/commune/village, street, no.);
3. Owner of the investment;
4. Beneficiary of the investment;
5. Author of the FS.

General information regarding the investment project;

1. The current situation and relevant info on the responsible entity in relation with the implementation of the investment project;
2. Description of the investment:
 - a) Data regarding any previous studies or analyses proving the opportunity of the investment; Conclusions of the prefeasibility study or those of the detailed long-term investment plan (if such studies are available) concerning the actual state, the necessity and opportunity of promoting the investment, as well as the selected technical economic scenario OR
 - b) The technical and economic scenarios for reaching the project's investment objectives, unless either a prefeasibility study or a detailed long-term investment plan is available;
 - Suggested scenarios (minimum two, if available²);
 - The recommended scenario;
 - Advantages of the recommended scenario;

¹ To be drafted for new investments.

² In case of HU applicants;

c) Description of the construction, its functionality and the technological approach, on case to case basis;

3. Technical data of investment;

a) Area / location;

b) Juridical status of the location (the land);

c) Total surface, urban/rural;

d) Studies and analyses;

- Topographical studies, including topographical plans of the emplacement of marks, lists of marks in the national system of reference;

- Geotechnical studies, including plans of the emplacement of drillings, the complex fiches containing the results of the lab determinations, analyses of the underground waters, the geotechnical report including recommendations for foundation and consolidation;

- Any other necessary/mandatory according to the national legislation studies, on case to case basis;

e) Main features of the construction, the possible scenarios to build it and the best recommended scenario;

f) Current state of the existent utilities and analysis of the estimated utility costs;

- The necessary utilities for the recommended building scenario;

- Technical solutions for the necessary utilities;

g) Conclusions of the evaluation study regarding the estimated impact on the environment;

4. Duration of the construction works and the estimated milestones, as well as the execution planning;

Estimated costs of the investment.

1. Total cost, detailed on the main budgetary lines of the general estimate (template provided below);

2. Cash flow, related to the works execution planning.

Cost-benefit analysis:

1. Identification of investment and definition of the objectives, including the estimated duration of the implementation;
2. Analysis of the possible options;
3. Financial analysis³, including calculation of the financial performance indicators: cumulated flow, the actual net value, internal returns rate and the cost-benefit report;
4. Economic analysis⁴, including calculating the economic performance indicators: cumulated flow, the actual net value, internal returns rate and the cost-benefit report;
5. Sensitivity analysis;
6. Risk analysis;

Financial sources for the investment:

The financing sources for the investment must be in compliance with the valid legislation, as it follows: own funds, banking loans, state budget/local public budget and external loans, contracted or guaranteed by the state, grants or other legal sources;

Estimated number of jobs created:

1. No. of jobs created in the execution/implementation phase;
2. No. of jobs created in the operation phase (post-implementation);

Main technical and economic indicators of the investment:

1. Total value, including VAT (RON/HUF)

(Month/year, 1 euro = RON/HUF),

Out of which:

- Construction and fitting;

³ Minimum option (no investment), maximum option (investment 100%), medium option (average investment); the recommended option will be indicated;

⁴ Mandatory only for major public investments;

2. Schedule of the works;

- Year I;

- Year II

.....;

3. Duration (months);

4. Resources (quantities and values);

5. Other relevant indicators, based on the specific of the investment;

Permits and approvals:

1. The statement of the beneficiary of the investment regarding the opportunity and the necessity of the project;

2. Urban planning permit/Legally building permit or a proof that the process for obtaining the permit has started;

3. Approvals regarding the connection to the necessary utility sources (heat, electricity, water-sewage, communications, etc.);

4. Environmental approval;

5. Other specific approvals and permits, according to the valid national legislation;

B. Drawn parts:

1. Zonal location plan (1:25000 - 1:5000);

2. General location plan (1: 2000 - 1:500);

3. Plans and general sections of the architecture, resistance, fittings and the coordination plans of all necessary specialists contributing to the actual investment;

4. Special plans, longitudinal sections and cross sections , on case to case basis;

No .	Name of chapters/subchapters	Net value		VAT	Gross value	
		RON/HUF	EUR	RON/HUF /EUR	RON/HUF	EUR
1	2	3	4	5	6	7
CHAPTER 1 Costs for procuring and preparing the land						
1.1	Procuring land					
1.2	Preparing land					
1.3	Preparations for the environmental protection and recovery of landscape towards the initial status					
TOTAL CHAPTER 1						
CHAPTER 2 Costs for ensuring the access to the necessary utilities						
TOTAL CHAPTER 2						
CHAPTER 3 Costs for design and technical assistance						
3.1	Field studies					
3.2	Taxes for obtaining the permits, approvals and authorizations					
3.3	Design and engineering					
3.4	Preparing public procurements					
3.5	Consulting					
3.6	Technical assistance					
TOTAL CHAPTER 3						
CHAPTER 4 Costs of the investment						
4.1	Construction and fitting					
4.2	Technological machinery fitting					
4.3	Machineries, equipment and fitting					
4.4	Machineries without fitting and transport equipment					
4.5	Endowments					
4.6	Intangible assets					
TOTAL CHAPTER 4						
CHAPTER 5 Other costs						

5.1	Field organization 5.1.1. Construction works					
	5.1.2. Field related operational costs					
5.2	Fees, taxes, loan related costs					
5.3	Miscellaneous, unpredictable costs					
TOTAL CHAPTER 5						
CHAPTER 6 Costs of technological tests and handing over to the beneficiary						
6.1	Training the operating staff					
6.2	Technological tests					
TOTAL CHAPTER 6						
TOTAL GENERAL						
Out of which Construction + Fitting						

*) name of the investment / construction works

ESTIMATE

for*)

In RON/HUF/EUR using the exchange rate, on..... (Year/month/day)

No	Name of chapters/subchapters	Net value		VAT	Gross value	
		RON/HUF	EUR	RON/HUF /EUR	RON/HUF	EUR
1	2	3	4	5	6	7
I. – Construction works						
1	Earthworks					
2	Construction: resistance (foundation, resistance structure) and architecture (partitions, finishes)					
3	Isolations					
4	Electrical installations					
5	Sanitary installation					
6	Heating, climate control, ventilation, radio-tv, intranet					
7	Natural gas installations					
8	Telecommunications					
.....					

TOTAL I					
II. - Fitting					
...Machinery fitting and technological equipment					
TOTAL II					
III. - Procurement					
...Machineries, equipment and fitting					
...Machineries fitting and transport equipment					
...Endowments					
TOTAL III					
TOTAL (TOTAL I + TOTAL II + TOTAL III)					

*) name of the investment object.