**MAIN CONTENT OF THE FEASIBILITY STUDY FOR INFRASTRUCTURE[[1]](#footnote-1)**

**DESIGNER**

**................................................**

**(name of the legal entity and identification data)**

**No. ...../............**

**FEASIBILITY STUDY**

**- content-frame\*1) -[[2]](#footnote-2)**

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**A. WRITTEN PIECES**

1. **General information regarding the investment objective**

1.1. The name of the investment objective

1.2. Principal loan officer/investor

1.3. Credit orderer (secondary/tertiary)

1.4. The beneficiary of the investment

1.5. The developer of the feasibility study

1. **The existing situation and the need to achieve the objective/investment project**

2.1. The conclusions of the pre-feasibility study (if it was prepared in advance) regarding the current situation, the necessity and opportunity to promote the investment objective and the technical-economic scenarios/options identified and proposed for analysis

2.2. Presentation of the context: policies, strategies, legislation, relevant agreements, institutional and financial structures

2.3. Analysis of the existing situation and identification of deficiencies

2.4. Analysis of the demand for goods and services, including medium- and long-term forecasts regarding the evolution of demand, in order to justify the need for the investment objective

2.5. Objectives expected to be achieved by making the public investment

1. **Identification, proposal and presentation of at least two technical-economic scenarios/options for achieving the investment objective\*2)[[3]](#footnote-3)**

For each technical-economic scenario/option, the following will be presented:

**3.1. Particularities of the location:**

a) description of the site (location - intra-urban/extra-urban, land surface, plan dimensions, legal regime - nature of the property or title, easements, right of pre-emption, public utility area, information/obligations/constraints extracted from urban planning documents, as the case);

b) relations with neighboring areas, existing accesses and/or possible access ways;

c) proposed orientations towards the cardinal points and towards the natural or constructed points of interest;

d) pollution sources existing in the area;

e) climatic data and relief features;

f) the existence of some:

- building networks in the location that would require relocation/protection, to the extent that they can be identified;

– possible interference with historical/architectural monuments or archaeological sites on the site or in the immediately adjacent area; the existence of specific conditions in the case of the existence of protected or protection areas;

- lands belonging to institutions that are part of the defense system, public order and national security;

g) geophysical characteristics of the land in the location - extracted from the geotechnical study prepared according to the regulations in force, including:

(i) seismic zoning data;

(ii) preliminary data on the nature of the foundation land, including the conventional pressure and the maximum level of groundwater;

(iii) general geological data;

(iv) geotechnical data obtained from: plans with the location of boreholes, complex sheets with the results of laboratory determinations, groundwater analysis, geotechnical report with recommendations for foundations and consolidations, geotechnical zoning maps, accessible archives, as appropriate;

(v) being in risk areas (earthquake, landslides, floods) in accordance with the technical regulations in force;

(vi) characteristics from a hydrological point of view established on the basis of existing studies, documentation, with the indication of information sources stated bibliographically.

**3.2. Description from a technical, constructive, functional-architectural and technological point of view:**

- technical characteristics and parameters specific to the investment objective;

- the constructive variant of making the investment, with the justification of its choice;

- equipment and equipment specific to the proposed function.

**3.3. Estimated investment costs:**

- the estimated costs for achieving the investment objective, taking into account the costs of similar investments, or cost standards for similar investments relative to the technical characteristics and specific parameters of the investment objective;

– the estimated operating costs during the standard lifetime/depreciation of the public investment.

**3.4. Specialized studies, depending on the category and importance class of the constructions, as the case may be:**

- topographic study;

– geotechnical study and/or analysis and stability studies of the land;

– hydrological, hydrogeological study;

– study on the possibility of using alternative systems of high efficiency to increase energy performance;

– traffic study and circulation study;

- preliminary archaeological diagnostic report for expropriation, for investment objectives whose sites are to be expropriated for reasons of public utility;

– landscape study in the case of investment objectives that refer to landscaping and green spaces;

– study on the value of the cultural resource;

- specialized studies required depending on the specifics of the investment.

**3.5. Indicative graphs for making the investment**

1. **Analysis of each proposed technical-economic scenario/option(s)**

**4.1. Presentation of the analysis framework, including the specification of the reference period and the presentation of the reference scenario**

**4.2. Analysis of vulnerabilities caused by risk factors, anthropogenic and natural, including climate change, which may affect the investment**

**4.3. Utilities situation and consumption analysis:**

- the need for utilities and relocation/protection, as the case may be;

- solutions for ensuring the necessary utilities.

**4.4. Sustainability of achieving the investment objective:**

a) social and cultural impact, equal opportunities;

b) estimates regarding the labor force employed by the realization of the investment: in the realization phase, in the operation phase;

c) the impact on environmental factors, including the impact on biodiversity and protected sites, as the case may be;

d) the impact of the investment objective relative to the natural and anthropic context in which it is integrated, as the case may be.

**4.5. Analysis of the demand for goods and services, which justifies the dimensioning of the investment objective**

**4.6. Financial analysis, including the calculation of financial performance indicators: cumulative flow, net present value, internal rate of return; financial sustainability**

**4.7. Economic analysis\*4), including the calculation of economic performance indicators: net present value, internal rate of return and cost-benefit ratio or, as the case may be, cost-effectiveness analysis**

**4.8. Sensitivity analysis\*4)[[4]](#footnote-4)**

**4.9. Risk analysis, risk prevention/reduction measures**

1. **Optimum technical-economic Scenario/Option, recommended**

**5.1. Comparison of the proposed scenarios/options, from a technical, economic, financial, sustainability and risk point of view**

**5.2. Selection and justification of the recommended optimal scenario/option(s)**

**5.3. Description of the recommended optimal scenario/option(s) regarding:**

a) obtaining and arranging the land;

b) ensuring the utilities necessary for the operation of the objective;

c) the technical solution, including the description, from a technological, constructive, technical, functional-architectural and economic point of view, of the main works for the basic investment, correlated with the qualitative, technical and performance level resulting from the proposed technical-economic indicators;

d) technological samples and tests**.**

**5.4. The main technical-economic indicators related to the investment objective:**

a) maximum indicators, respectively the total value of the investment object, expressed in lei, with VAT and, respectively, without VAT, of which construction-assembly (C+M), in accordance with the general budget;

b) minimum indicators, respectively performance indicators - physical elements/physical capacities that indicate the achievement of the investment objective target - and, as the case may be, qualitative, in accordance with the standards, norms and technical regulations in force;

c) financial, socioeconomic, impact, result/operation indicators, established according to the specifics and target of each investment objective;

d) the estimated duration of the investment objective, expressed in months.

**5.5. Presentation of the way in which compliance with the regulations specific to the intended function is ensured from the point of view of ensuring all the fundamental requirements applicable to the construction, according to the level of detail of the technical proposals**

**5.6. Nomination of the financing sources of the public investment, as a result of the financial and economic analysis: own funds, bank loans, allocations from the state budget/local budget, external loans guaranteed or contracted by the state, non-reimbursable external funds, other legally established sources.**

1. **Town planning, agreements and corresponding approvals**

**6.1. The urban planning certificate issued in order to obtain the building permit**

**6.2. Extract from the land register, except for special cases, expressly provided by law**

**6.3. The administrative act of the competent authority for environmental protection, measures to reduce the impact, compensation measures, the way to integrate the provisions of the environmental agreement into the technical-economic documentation**

**6.4. Compliant notices regarding utility insurance**

**6.5. Topographic survey, targeted by the Office of Cadastre and Real Estate Advertising**

**6.6. Specific approvals, agreements and studies, as the case may be, depending on the specifics of the investment objective and which may condition the technical solutions**

**7. Implementation of the investment**

**7.1. Information about the entity responsible for implementing the investment**

**7.2. The implementation strategy, including: the implementation period of the investment objective (in calendar months), the execution period, the investment implementation schedule, the staggered investment by years, necessary resources**

**7.3. The exploitation/operation and maintenance strategy: stages, methods and necessary resources**

**7.4. Recommendations regarding the assurance of managerial and institutional capacity**

**8. Implementation of the investment Conclusions and recommendations**

**B. DRAWN PIECES**

Depending on the category and importance class of the investment objective, the drawn pieces will be presented at relevant scales in relation to its characteristics, including:

**1. location plan in the area;**

**2. situation plan;**

**3. general plans, facades and characteristic architectural sections with dimensions, principle schemes for resistance and installations, volumes, functional, isometric schemes or specific plans, as the case may be;**

**4. general plans, characteristic longitudinal and transversal profiles, dimensions, specific plans, as appropriate.**

Date: Designer\*4),[[5]](#footnote-5)

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(name, function and signature of the authorized person)

L. S.

1. In accordance with Annex 4 to the DECISION OF THE GOVERNMENT OF ROMANIA no. 907 of November 29, 2016, regarding the elaboration stages and framework content of the technical-economic documentation related to investment objectives/projects financed from public funds\_(consolidated form - June 2023) [↑](#footnote-ref-1)
2. The framework content of the feasibility study can be adapted, depending on the specificity and complexity of the proposed investment objective. [↑](#footnote-ref-2)
3. If a pre-feasibility study was developed prior to this study, at least two technical-economic scenarios/options from those selected as feasible at the pre-feasibility study phase will be presented. [↑](#footnote-ref-3)
4. As an exception to the provisions of points 4.7 and 4.8, in the case of investment objectives whose total estimated value does not exceed the threshold for which the technical-economic documentation is approved by a Government decision, according to the provisions of Law no. 500/2002 on public finances, with subsequent amendments and additions, the cost-effectiveness analysis is elaborated. [↑](#footnote-ref-4)
5. The feasibility study will have, as an end page, the signature page, through which its developer appropriates and assumes the data and the proposed solutions, and which will contain at least the following data: contract no.../date, name and the clear first names of the designers by specialty, of the person responsible for the project - project manager/project director, including their signatures and stamp. [↑](#footnote-ref-5)