

Invitation to Tender Torpoint Lower Fore Street Community Building Feasibility Study
Questions 4th October 2023 (1330)

1 – We noted that the outcomes of the feasibility study are link to the RIBA Stage 2 of work. I wanted to check alongside the 'design feasibility' will there be separate economic feasibility study (in effect a business plan for the project, which can be used along with the design feasibility study to support a funding application)?

The likelihood of this is yes. However, this does not influence the design of the building.

2 – Or is the economic feasibility study an element which is expected to be completed as part of this commission?

No.

3 – Please can you confirm the scope of the feasibility study, whether this is to include structural, M&E and cost services?

Yes, standard applications of cost per m² should be included.

4 – Can you clarify whether any further consultants or areas are to be covered within this feasibility study please?

None to be covered.

5 – It is not clear where the site area is on Figure 1. The text says it is 'the blue area'. Can you please clarify?



Figure 1: Torpoint Development Site

It is area marked by the bold 'purple' line on Figure 1.

6 - Can you also confirm the site area/extents for the accommodation and car park (noted under item J, page 5)?

No, this cannot be confirmed, the feasibility study is an opportunity to demonstrate the potential of the site.

7 – Can you clarify question 6.2, three relevant examples of work. It asks for 'completed' examples. Is this completed Stage 2 feasibility studies or completed projects (i.e., completed buildings?)

Examples of work are completed Stage 2 feasibility studies. It would add value if completed as a project.