

Dato: 6th. May 2019

Project: TTSC

City of Tampere

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NEW OVERALL CONCEPT FOR THE PROJECT AND ADDITIONAL VOLUMESTUDIES

1.0 AIM

The premissis of the project has changed, with challenges in positioning buildings in Posteljoonin Puisto and the demand for more squaremeter placed on Finnmarks building plot towards Rautatiekatu.

These two things will inevitably change the overall concept of the project, making it a big challenge to realising the arcade and the park in the south of the area in a feasible way.

Therefore there is a need to investigate the projects new premissis and develop another overall concept for the southern end of the planning area. (The current arcade and the park area). The new scenario will be evaluated along with the existing developed scenario from the point of view of cityscape, architecture, economic and overall feasibility.

The steering group will choose which of scenarios will be used as a base plan of the future masterplan of TSSC area.

The new concept should make it possible to develop 50-60.000 m² for Finnmark and 12-18.000 m² for VR primarily within their respective propertylines, adjacent property areas could be taken into consideration. Posteljoonin Puisto should not be developed in the historical park, but only east of the propertyline at the border of the park.

1.1 PROCESS

In phase 1 (Development of overall concept and examination of options) the project team will develop a new overall concept for the masterplan (focusing on the southern end of the TSSC area) and study up to three (3) alternative scenarios for the overall structure of the area and assess the feasibility of these scenarios.

Halfway through the phase the scenarios will be presented at a workshop with the client. The client will deliver direct feedback at the workshop meeting and a written feedback the latest two (2) workingdays after the meeting. The consultants will, based on the feedback from the client, develop the overall concept and one of the scenario further until final presentation of the phase.

Depending on the development of the project, it is possible to extend the process with a phase 2, for an additional fee.

1. Week	2. Week	3. Week	4. Week	5. Week
Phase 1. Startup		Phase 1 Halfway workshop with client 2. days after Client delivers written input		Phase 1 final presentation

1.2 Delivery

Halfway presentation, phase 1:

- Concepts diagrams for overall concept
- Min. three (3) 3d images pr. scenario. Sketch illustrations, white volume model.
 - 1 bird eye views pr. option
 - 2 eye height views from main urban spaces pr. option
- Volumen calculations off all scenarios

Final presentation, phase 1:

- Concepts diagrams for overall concept
- Min. three (3) white renders for the developed scenario
- Volumen calculations for the developed scenario

Final postproduction

- Three (3) high resolution images
 - 1 bird eye views pr. option
 - 2 eye height views from main urban spaces pr. option

1.3 Economy

4 workingweeks - 2.5 architects

2 architects < 5 years 100 € pr. hour

29.600 €

0.5 architect > 5 years 120-130 € pr. hour

9.620 €

Three (3) high resolution images

11.000 €

Total

50.220 € + travel costs

Possible extra hours from other advisers:

Colliers max. 5.000 €

Estimation of travel costs:

Two meetings in Tampere:

-	Copenhagen to tampere: Flight, taxi 400 € x 2 x 1 person	800 €
-	Hotel tampere: 130 € x 2 x 1 person	260 €
-	Helsinki to Tampere: Train 70€ x 2 x 2 persons	280 €
		<u><u>1.340 €</u></u>