

REPORT ON THE REALIZATION OF PILOT-INVESTMENT

D.T3.3.1

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1. Introduction

1.1 Project index number and acronym	CE1013 REFREsh
1.2 Name and number of responsible partner	Municipality of Komló - PP4
1.3 Number of deliverable and title of the pilot-investment	D.T3.4.3 Pilot action for integration of creative scene Komló: culture centre
1.4 Investment location (country, region, town, municipality)	Hungary, Baranya County, Komló town, Municipality of Komló
1.5 Period of investment realization	3.2019 - 05.2020
1.6 Project website	https://www.interreg-central.eu/Content.Node/REFREsh.html

2. Description of the plan of the pilot-investment

The former communist headquarters the present József Attila library and museal collection's building was the subject of the revitalization project in Komló. The aim of the revitalization project was to provide a new function of the building and create a center for the creative industry. The other very important result is that with the support of the REFREsh project they could solve the problem of the accessibility. Now the building became obstacle-free. Originally it was planned that the barrier-free entrance would be created at the front entrance. But it would have cost much more and as the Municipality was aware of the limited financial resources which could be spent on the investment, they made another cheaper version. Basically, the barrier free entrance from the rear side of the building was finance from other resources but it was insufficient as the exhibition hall and other important parts of the building were still inaccessible for disable people. What's more recently it became an obligatory requirement for cultural public spaces like a library and/or a museum. The REFREsh project provided a great support as it helped to make the entire building obstacle-free with the installation of the elevator and the creation of the exhibition hall.

As this is an old building and was built during the darkest communist era the whole electric grid should have been renewed and required quite a lot of alteration in the structure in the building be the creation of the big hall as well as the making of the elevator's shaft. Unfortunately, the available resources in the budget the 50.000 EUR out which the equipment made up 4800 EUR was insufficient to cover all these costs. The Municipality used its own resources as long as it could, but at the end it run out of all options and had to initiate the major reallocation by the LB to be able to finish the investment. The



Municipality could make all of the building works and the installation of the elevator but wasn't able to cover the cost of the purchasing the investment related equipment.

3. Realization of pilot-investment

The investment implementation has seen different important steps. The first major step was the preparation of the construction plans. It was finished on time in the middle of September 2018.

Afterwards the Municipality started the tendering process for the execution works of the building.

The execution of the refurbishing, the construction work started in the spring of 2019. It lasted several months before the Mesterlift Kft. was able to install the elevator to the established shaft. By August the elevator was functioning as well, and in October it was officially opened for the public.

After the completing of the major part of the investment the Municipality was facing financing difficulties as the originally planned budget has already been exceeded by far and the FLC clearly told us not to approve the spending if we cannot modify the budget. We contacted the LP for the modification request but it last for more than half year so we had to stop all of the investment related activities and waiting for the result.

Finally, by the January the new budget was approved by the JS and we could continue the work namely the third leg the procurement of the investment related equipment. It was rather urgent as we were supposed to start the first pilot action by the end of February originally.

Building works

After we carried out first public procurement procedure according to our regulations, the best offer for construction works was 43.678,16 EUR (VAT incl.) submitted by the Peter99 Kft.

Installation of the accessibility free elevator

Parallel with the first activity we started the tender for the procurement and installation of the accessibility free elevator as well. As the building activity prepared the shaft for it the Mesterlift company which was the winner of the tender could start the installation of the elevator as well. It cost 22.251, 08 EUR (VAT incl.) The elevator was ready by the end of August and all of the building activities were finished by then.

We entered the building from the back yard through the door on the façade wall of the basement. From the entrance, the route had to be made accessible to the barrier-free elevator in the northeast wing of the basement. Two slabs had to be broken to form the elevator shaft. The elevator takes you to the newly designed toilets, including a barrier-free toilet and washbasin. At the same level the exhibition room is executed. The electric lift is capable of carrying 630 kg - up to 8 people. The exhibition space was solved by joining two smaller rooms. New windows and doors were installed, the entire floor was replaced, the exhibition hall and the new bathrooms were painted.

Water and sanitation

Three new bathrooms have been built, both equipped with a toilet and sink (one suitable for disabled people). In the service for disabled people has also been installed the appropriate wall and tipper handles required by law and the emergency call. Mirrors, one of which can be reclined, and accessories have been installed.



Electrical works

The whole electrical system has been completely changed from the outworn ones to new ones (lamps, exposed cables, interlocked EEC sockets, etc.).

Purchasing of the investment related equipment

After the successful tendering process, the Art Innova Kft. started the execution of the special furniture tailor-made for the investment hall. The whole cost was 13.361,96 EUR

4. Costs of the the pilot-investment

The cost of the investment consists of:

Demolition works total	3 638,48 €
Elevator shaft and installation	9 551,11 €
Barrier-free signs	526,62 €
Barrier-free Bathroom	5 028,95 €
Floor covering in the exhibition hall	10 343,72 €
Painting works	7 518,60 €
Modernization of electric grid	7 279,27 €
Elevator and its deployment	22 251,09 €
Pictograms	11,60 €
Total:	66 149,43 €

The cost of the investment related equipment:

Nr.	Name	Piece	Unit price	Total price
1	Standing coat hanger with umbrella holder	2	67,80 €	172,22 €
2	Open showcase cupboard with doors	6	461,84 €	3 519,22 €
3	Lockable storage cabinet	4	675,42 €	3 431,12 €
4	Rods	4	49,08 €	249,33 €
5	Strip curtains	1	143,75 €	182,56 €
6	Strip curtains	3	109,04 €	415,43 €
7	Picture rail system suitable for 40 picture/paintings	1	1 004,36 €	1 275,54 €
8	Projector	1	434,75 €	552,13 €
9	Projection screen with motoring system	1	321,55 €	408,37 €
10	Folding table (large)	3	254,33 €	969,01 €
11	Folding table (small)	2	188,35 €	478,41 €
12	Conference chair	30	44,85 €	1 708,61 €
	Total:			13 361,96 €



This makes the total investment altogether 79.511,39 EUR

5. Further activities

Thanks to the project REFREsh the former Communist party headquarter was converted to a cultural and creative hub and ready to host various exhibitions, activities, and events.

We have done the three Pilot actions in the exhibition hall starting in June with the transnational photo exhibition which according to the COVID restrictions could be have been organized only digitally making a film and sharing it on the youtube. This applied to the next event - the craftsmen exhibition as well in July, and only the third one the film event related to the creative sector could have been organized physically. The organization of these events was outsourced to a professional team. After these important events the management of the library will manage its usage providing home of the further events related culture and creative industry. Ever since they have already organized various exhibitions and workshops, and various performances.

6. Sustainability and transferability

The newly created spaces through the REFREsh project are well-suited for the need of the region and its creative industry. The revitalization of the former communist headquarters hosts already space for the cultural sector of the region, but now it gets more opportunities to involve more the creative industry especially the region arts and crafts. The favourable location of the project sites, makes it a very promising pilot action and way of creating space for cultural and creative stakeholder.

As emerged from the Peer Review, the pilot action developed in Komló has a very high potential.

The elements giving this result are essentially based on following aspects:

- A. **The size of building**
- B. **Position of the building**
- C. **The extreme efforts of the management and the Municipality to make it more attractive for the creative industry as well as for tourism**

As for the point A. *Size of building*, the former communist headquarter is huge and it has a sizeable attic which would require a massive investment and would be able to host a lot of functions as exhibition space or storage space. The works carried out in the pilot area are transferrable to the other floors of the building as well as the attic probably, and it would provide more profitability and for its possible users more flexibility.

Regarding the point B. *Position of the building*, the participants of the international meeting stressed the added value represented by the fact that this building has a central position facing the building of the Municipality right at the main road leading to the regional center Pécs. It makes the building easily accessible and the parking lots are also available near the building. The theatre of Komló the other main hub of the cultural life of the town is also in walking distance as well as the sport hall and the main shopping center the mall where some representatives of the creative industry is to be found.

As for the last point C. *Extreme efforts of the Municipality and the management* is also evident. The management participated in various national tenders and step by step raised the quality of the building



renewing its children library and the other sections as well, the plumbing system, established solar panels to the roof and hosted a bank which also pays rent together with other smaller companies which rent offices in the building. Here is the center of the Mecsek Mountains touristic destination management as well.

Another important aspect stressed by the partners is that the investment is based on local cooperation of the actors (municipality, school, artisan, craftsmen) makes the place popular among the citizens as well as the local craftsmen and among the youngest population of the town attracting them sometimes together with their parents.

7. Conclusions and further suggestions

This pilot action is an example of good practice in the field of reutilization and revitalization of outdated municipal structures. In cases of reutilization of such spaces, investors are faced with two sets of challenges. The first one concerns challenges regarding investment in the renovation of the building (providing resources for the renovation, carrying out construction works, etc.). The other is the financial sustainability of the huge structure. Its central position helps though as it is an attractive place to rent our part of the building for profitable business, like a bank.

Besides Komló has a very active cultural life mainly supported by young people, so the decision to refurbish the communist headquarter give new opportunities to the local population from the cultural point of view but also in regard to the growth of the economic life linked to cultural activities.

But the involvement of the existing cultural associations of the local area and the community is important to not exclude certain groups of interest within the community. A citizen participation can be good way to include the community and further advertise future activities and events as well as REFREsh. A suggestion could be to think about some transversal activities to be developed in the new rooms that could support the combination of culture and economy, involving local young people.

8. Photos and references

Pictures of the investment implementation



Fig. 1: The elevator's shaft



Fig. 2: Second floor creation of Exhibition hall uniting two rooms for the hall



Fig. 3: Second floor east-wing of the building where the building activities take part



Fig. 4: The back of the building the barrier-free entrance



Fig. 5: Second floor barrier-free bathroom



Fig. 6: Works implementation - building the shaft for the elevator



Fig. 5: Works implementation execution of the exhibition hall - the building activity has been finished



Fig. 5: The barrier-free elevator is ready for usage. The pictograms are also placed on the wall



Fig. 5: Second floor barrier-free bathroom and elevator plus the corridor, the pictograms on the wall



Fig. 6: Second floor the furnished exhibition hall, the investment has been finished



Fig. 7: Second floor Pilot action 3 in the exhibition hall



Fig. 8: Second floor Pilot action 3 in the exhibition hall



Fig. 9: Second floor the furnished exhibition hall with the information board