



# REPORT ON THE REALIZATION OF PILOT-INVESTMENT

---

D.T3.3.1

Version 1  
06 2019

---





## Contents

1. Introduction	2
2. Description of the plan of the pilot-investment	2
3. Realization of pilot-investment	3
4. Costs of the the pilot-investment	4
5. Further activities	5
6. Sustainability and transferability	5
7. Conclusions and further suggestions	6
8. Photos and references	7



## 1. Introduction

1.1 Project index number and acronym	CE1013 REFREsh
1.2 Name and number of responsible partner	Municipality of Castello di Godego - PP8
1.3 Number of deliverable and title of the pilot-investment	D.T3.3.1 Cultural reutilization of an old store in Castello di Godego
1.4 Investment location (country, region, town, municipality)	Italy, Veneto Region, Province of Treviso, Municipality of Castello di Godego
1.5 Period of investment realization	8.2018 - 6.2019
1.6 Project website	<a href="https://www.interreg-central.eu/Content.Node/REFREsh.html">https://www.interreg-central.eu/Content.Node/REFREsh.html</a>

## 2. Description of the plan of the pilot-investment

The Municipality's warehouse, involved in the REFREsh pilot action, is sited in via Vittorio Veneto, in the heart of the municipality of Castello di Godego (TV).

The project envisages changing the current intended use of the ground floor of the municipal warehouse from warehouse to multi-purpose rooms, to insert local cultural activities of the territory and allow the realization of meetings, events, and other initiatives related to the cultural-recreational field. The project detailed in the pre-investment concept, provides for the creation of three new classrooms and two new toilet services, one of which for disabled people.

From a structural point of view, the building currently has a three-storey structure consisting of a structural frame of beams and pillars in ca and by uninsulated 30 cm brick walls. The height of the basement is 3.00 meters and the ground floor and first 3.50 meters. Within the project a seismic investigation has been carried out in order to assess the degree of security of the entire building and as consequence of the results emerged, structural additional works have been carried out in order to improve the building from the seismic point of view.

The requalification project intended to obtain in the ground floor (keeping the rest of the ground floor and the other floors independently usable):

- two multi-purpose recreational rooms of 26 square meters and one of 60 square meters (with the possibility in the future of a fourth one with the realization of a simple partition in plasterboard);
- two new toilets, one of which is for disabled people with hallway/anti-bathroom.



### 3. Realization of pilot-investment

The investment implementation has seen different important steps. First of all, the definition of the works to be made thanks to the elaboration of the Pre-investment concept. After that the Municipality of Castello di Godego started the administrative procedures to assign the works execution. After the closure of the procedures, the assignment was done and works started in December 2018. In the meantime, the partner VHC collaborated supporting the building's seismic analysis which results arrived right after the start of works and showed the need to make structural interventions in order to improve the building efficiency from this point of view. Works were stopped and the Municipality of Castello di Godego carried out a new project for the anti-seismic works and integrated the contract of the company in charge of works assigning them the implementation of the new structural interventions too. Works started again in March and finished in June 2019.

The works carried out are divided into building and plant engineering works. In detail following interventions have been realized:

#### *Building works*

New acoustically effective plasterboard partitions have been installed to divide the area in three classrooms, two respectively of 26 square meters and the atrium/multipurpose room from 60 sqm approx. In the toilet rooms have been installed humidity resistant slabs to avoid mould and condensation.

A false ceiling modular inspectable has been realized in all new classrooms and services, both to improve the sound absorption of the premises either to reduce heating costs.

The existing floor has been cleaned and smoothed and the new walls painted as well as the existing ones. The former elevator shaft has been closed. The external doors and windows have been replaced with others in thermal break aluminium equipped with safety glass 3+3 pvb/ 18 argon gas/ 3+3 pvb equipped with film low emissivity and chamber filled with argon gas to achieve a maximum global transmittance of 1,3 W/mqK. In the main door has been installed an anti-panic handle to guarantee the safe exodus of the users. New laminate interior doors with handles have been installed.

#### *Plumbing and heating works*

##### 1) Heating

The project has foreseen the decommissioning of the 4 units heaters present in the area concerned and their replacement with 4 fan coils in the inspectable tiles of the false ceiling.

In the toilets two radiators have been installed.

Each room has been equipped with a thermostat for the precise regulation of the temperature.

##### 2) Water and sanitation

Two 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.

To supply the domestic hot water a boiler of 30 lt wall to service of both services has been installed.

#### *Electrical works*



From an electrical point of view, the electrical system has been completely shut down for the existing part concerned (lamps, exposed cables, interlocked EEC sockets, etc.).

The old switchboard of the general electrical panel has been replaced, reassembling it with the existing protections and deriving from the above framework a line dedicated to the supply of a new sub-cabinet for the area to be covered by the retraining.

### *Equipment*

In order to allow the realization of activities inside the new cultural hub, rooms have been equipped with a series of equipment useful to support different kinds of scenarios. The preparation of the rooms and the type of equipment to be made available were identified also thanks to the dialogue that took place with the associations in the months preceding the end of the works. Hereafter, in details, the specific tools available:

- 4 Personal Computers, 4 screens (one of which was already available in the Municipality): these tools, bought with project's funds, have substituted the foreseen tables - touch screen (3x) and the laptop because the laptop was already available in the Municipality's equipment and it has been considered more useful to have pc's instead of tables - touch screen on the basis of the main activities that will be carried out by the associations in the hub (i.e. meetings, working on documents, videos, presentations, use of music programs, use of meeting platforms, etc.);
- 1 projector, already available in the Municipality's equipment;
- 1 big screen for the projection, bought with project's funds;
- tables, chairs part of which was already owned by the Municipality and part was donated by subjects of the territory (shelves will be bought after having discussed which is the best type for the associations that will use the rooms all the yearlong);
- audio speaker with microphone already available in the Municipality's equipment, even if the rooms' dimension allows good acoustics also without specific audio equipment.

Stationery material are available permanently.

As far as the internet connection is concerned, the hub is equipped with a cable and wi-fi internet connection.

The movable panels foreseen have not been realized because the costs of works have grown up a lot and also because, thanks to the dialogue with the stakeholders, it emerged that to have a large space for meetings and events would be more useful.

## 4. Costs of the the pilot-investment

The cost of the investment consists in:

Total works: 63.159,68 €

Security charges: 1.907,48 €

Technical expenses included CNPAIA and TVA 22%: 9.100,00 €

TVA 10% on the total of works+security charges: 6.506,72 €

Incentive RUP: 1.301,34 €

Unexpected integrations: 7.582,15 €

TOTAL: 89.557,37 €



These costs do not include the cost of the additional anti-seismic retrofitting work. The project budget will cover an amount of 52.000,00 euros for works and 6.000,00 for equipment. The remaining costs will be covered by the Municipality's own resources.

The cost of the equipment bought is 4.399,66 €.

## 5. Further activities

The structural works carried out give the Municipality of Castello di Godego the opportunity to start implementing a series of initiatives in the new rooms within the context of the Pilot Actions foreseen by the project.

These activities will be implemented with the aim of integrating the creative scene in these new premises and in synergy with events and activities already foreseen in the annual calendar. This will be a kind of test of reutilization of the old warehouse as cultural hub for the creative community.

In this sense, a series of events has been structured from June 2019 to April 2020:

- a conference/workshop with associations, small craftsmen, other municipalities, representatives of the Province to discuss how to integrate creative activities with the facilities available in the area;
- an exhibition made by the local creative craftsmen involving also children;
- a workshop by the local music school;
- a meeting with public and private actors at local, provincial and regional level to share how to collaborate to implement the transnational strategy emerged from the project;
- an event lasting one day in which will be presented the perspective of development of the redeveloped site and the history of local craftsmen to raise public awareness. This event will be carried out with representatives of businesses and/or craftsmen.

## 6. Sustainability and transferability

The new REFREsh rooms, as emerged also by the results of the Peer Review, are a great opportunity for the region and seems like a well-suited action for the initial situation of the region and its creative industry. The revitalization of the former abandoned site and the broad involvement of cultural and creative associations, makes the region more attractive for the citizens and the economy and create new opportunities. Especially the favourable location of the project sites, makes it a very promising pilot action and way of creating space for cultural and creative stakeholder.

The only advice with regards to the heritage and the local urban area around the revitalized building is concerning the fact to attach content and adapt it to the wider social community. Otherwise, if the local population is not involved in the work and the content of the cultural centre, or there is a lack of understanding (obstruction of the contents due to noise, crowd, etc.), there is a danger of the inability of the centre to function. In fact, during the operation of the building, special attention should be paid to keeping the noise level low when organizing and timing the events, as many private houses are located around the building.



As emerged from the Peer Review, the pilot action developed in Castello di Godego has a very high transferability potential.

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

- A. Type of building**
- B. Position of the building**
- C. Networking with the local creative scene**

As for the point *A. Type of building*, the old warehouse is a functional type of building and similar ones can be found all over Europe. The works carried out in the pilot area are transferrable to the other floors of the building and the creation of several rooms and the integration of a moveable wall are a good implementation not only to create space, but also to adapt the space to the needs of the planned activities: it gives the room and its possible users more flexibility.

Considering that, the pilot action of Castello di Godego can be a beneficial reference point especially for all local authorities that want to change the current intended use of selected buildings and have to take into account obligations concerning fire safety, accessibility, earthquake safety, etc..

Regarding the point *B. Position of the building*, many participants stressed the added value represented by the fact that all-important facilities of the town are close to the investment place so it can connect to other “functions” of the town in a natural way. The building is situated in the heart of Castello di Godego and that makes the place well accessible. Moreover, there are many parking places around the building.

The location of the old warehouse, near to the school, the city hall and the economic tissue of the town, offers a lot of potential cooperation between the creative and cultural sector with those from the economy and makes it available for a large number of interested citizens and creative groups.

As for the last point *C. Networking with the local creative scene*, the interesting aspect to be transferred is the involvement of local cultural associations since the beginning in the definition of their needs and exigencies in order to plan the intervention considering those needs and finally providing a better service and place to associations for their daily activities.

Another important aspect stressed by visitors is that the investment is based on local cooperation of the actors (municipality, school, artisan, craftsmen) that makes the place popular among the citizens in this phase of the investment. Based on this awareness the market introduction of the new space will be easier. The involvement of all cultural associations of the local area within this frame is perfectly suited to build up fast a broad network of the creative industry.

In order to transfer as much as possible the experience of the pilot action implemented in Castello di Godego, there are many different tools and contexts. At local level, the Municipality can share this experience in the framework of meetings with other municipalities at provincial and regional level. Moreover, the project Newsletter dissemination will give visibility in the Central Europe area to the activities carried out in this pilot action.

## 7. Conclusions and further suggestions

The revival of an abandoned cultural heritage is an excellent opportunity to raise the quality of life of the entire local community. In this case, the potential of the future cultural centre is even greater because it is located in the very centre of the city. Considering that, an important result of the pilot action implementation, is the fact that the Municipality of Castello di Godego has decided to go on with the refurbishment of the building and has already planned to restore also the rest of the premises using its own resources. This will guarantee the durability of the destination of use and a wider positive effect to the local cultural scene.

## 8. Photos and references



Fig. 1: The warehouse before the investment



Fig. 2: The warehouse before the investment



Fig. 3: Works implementation



Fig. 4: Works implementation



Fig. 5: Works implementation



Fig. 6: End of works - Room 1



Fig. 7: End of works - Room 1



Fig. 8: End of works - Room 2



Fig. 9: End of works - Room 2



Fig. 10: End of works - Room 2



Fig. 11: End of works - Room 3



Fig. 12: End of works - Room 3



Fig. 13-14: End of works - Equipment (Projector, big screen, wi-fi)



Fig. 15-16: Equipment - Audio support and Laptop



Fig. 17-18: End of works - Bathroom 1 and 2



Fig. 19: Entrance



Fig. 20: Permanent billboard



For additional information about the pilot action, please check following sources:

<https://tribunatreviso.gelocal.it/treviso/cronaca/2019/04/17/news/la-casa-delle-associazioni-arriva-con-i-fondi-europei-1.30201681?ref=search>

<http://ricerca.gelocal.it/tribunatreviso/archivio/tribunatreviso/2019/04/17/treviso-la-casa-delle-associazioni-arriva-con-i-fondi-europei-35.html?ref=search>

Please find hereafter some scans from local newspapers





VEDI IL 17 APRILE 2019  
L'ARRETRATO

L'INIZIATIVA

# La casa delle associazioni arriva con i fondi europei

Castello di Godego sta realizzando il recupero dell'ex magazzino comunale grazie a un progetto comunitario che coinvolge cinque Paesi

**CASTELLO DI GODEGO.** Il magazzino comunale diventa un centro polifunzionale per le associazioni del comune: il tutto, al momento, a costo zero grazie al progetto comunitario Refresh. Proprio mentre si stanno ultimando i lavori nella struttura in centro vicino alla nuova scuola, ieri a villa Caprera si è tenuto il quarto appuntamento dei partecipanti al progetto che coinvolge cinque Paesi, ovvero Italia, Slovenia, Croazia, Ungheria e Germania, con la città di Lipsia come capofila. Ogni Paese è rappresentato da un ente pubblico e uno privato, che per l'Italia vede come unico partecipante il comune godigese e Venetian Cluster, realtà che si occupa di sviluppare economia per il patrimonio culturale.

In campo ci sono 2 milioni e 300 mila euro per trasformare edifici produttivi o di servizio in realtà che possano accogliere iniziative culturali: per Castello di Godego si tratta di 110 mila euro che copriranno i lavori di ristrutturazione dell'ex magazzino comunale.

«Nel nostro comune vi sono 35 associazioni attive che coinvolgono circa un migliaio di persone», spiega il sindaco Diego Parisotto, «e scarseggiano le sedi. Con questo progetto mettiamo loro a disposizione spazi, come due stanze da 26 metri quadrati ciascuna e una sala da 60 metri per incontrarsi e per proporre iniziative pubbliche».

«Il vantaggio della partecipazione a un progetto come Refresh», aggiunge Mauri-

**Lavori in corso per creare il centro polifunzionale di Godego**

**FUNERALE DOMANI**  
**Addio Bonin ex consigliere del Brentella**



Luciano Bonin

È morto ieri all'ospedale di Castelfranco Luciano Bonin, aveva 86 anni, era stato emigrante in Australia nel 1956 al 1960. Tornato a casa aveva lavorato come conduttore di caldaie alla Cartiera Giorgione fino a 26 anni fa quando andò in pensione. Era stato eletto al consiglio d'amministrazione del consorzio Brentella con la precisa pretesa di combattere contro il contributo di bonifica, balzello che ha sempre considerato vessatorio. È la sua battaglia oltre che dai banchi del consiglio d'amministrazione dell'Ente. Ha combattuto anche sulle più importanti testate giornalistiche di allora. Scriveva anche sul giornale di Castelfranco "Clinton". Il funerale domani alle 15.30 nella chiesa S. Maria della Pieve.

Dario Guerra

zio Malè, project manager di Venetian Cluster, «non è solo economico: si creano infatti opportunità di confronto con altre realtà europee e altri progetti, mettendo le basi per poi partecipare anche ad altre progettualità comunitarie e quindi altre risorse. Per questo progetto l'80 per cento delle risorse arriva dai fondi europei, ma per Castello di Godego il rimanente 20 per cento arriva dai fondi di rotazione ministeriali. Quindi a costo zero per il Comune».

Se qui è stata messa mano al magazzino comunale, a Pirano in Slovenia hanno ristrutturato i magazzini del sale, mentre a Komlo in Ungheria è tornato a nuova vita un caserone degli anni del comunismo e come tutti i progetti avranno una vocazione culturale che sarà rappresentata da una mostra fotografica a carattere internazionale.

Per Laura Zuccato, coordinatrice del progetto per il comune godigese, «una volta ristrutturato, l'ex magazzino comunale diventerà una buona pratica per dimostrare che fare cultura genera anche economia».

**Da Bruxelles 110 mila euro a copertura dell'80 per cento il resto dal ministero**

**Davide Nordio**