

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	3
5. Further activities	3
6. Sustainability and transferability	4
7. Conclusions and further suggestions	4
8. Photos and references	4



1. Introduction

1.1 Project index number and acronym	CE1013 REFREsh
1.2 Name and number of responsible partner	PP6 - Municipality of Piran
1.3 Number of deliverable and title of the pilot-investment	D.T3.3.1 Revitalisation of Monfort salt warehouse in Piran as cultural entertainment centre
1.4 Investment location (country, region, town, municipality)	Slovenia, Coastal - Karst region, Piran, Piran
1.5 Period of investment realization	February - May 2019
1.6 Project website	https://www.interreg-central.eu/Content.Node/REFREsh.html

2. Description of the plan of the pilot-investment

The Municipality of Piran is the owner of a salt warehouse Monfort in Portorož, built between the year 1824-1838. The salt warehouse area is an exceptional cultural monument that needs to be preserved, which is also evident through the wishes of the local population, tourist orientations and strategies of the Municipality of Piran. The area has an exceptional strategic position and has already acquired certain contents over the course of time, which the Municipality of Piran, as the owner, wants to preserve in the building. "Monfort" is a massive building with the layouts of long rectangles and the dimensions of industrial halls. Part of the Monfort warehouse is already in use by the Coastal Galleries Piran and the Maritime Museum "Sergej Mašera" Piran. The subject of investment and placement of new content was the partition 2 from the direction of Piran, so-called part B, the size of 445 m². It will be used for various activities as an indoor event area, ready to host all kinds of different cultural events.

The space was empty, the flooring was asphalt, and in certain places it was uneven and crushed. There were some remains of a concrete structure in the middle of the space, which were dangerous for the visitors and needed to be removed. The illumination of the room is basic - just 4 halogen lamps that illuminate the interior. Near the door was a new electric cabinet with a three-phase socket and a classic 220V sockets.

The work required to renovate the space:

- removal of the asphalt flooring (approx. 445 m²),
- levelling of the new concrete reinforced floor, 20 cm thickness,
- sanding and polishing of the concrete floor,
- installation of edges and installation channel with a removable grid,
- installation of a fixed and mobile wooden walls coated with waterproof plasterboards, painting of the plasterboards.



3. Realization of pilot-investment

The investment implementation started with the elaboration of the Pre-investment concept, where the technical requirements were analysed. The Document of identification of the investment project was prepared, as regulated by the Decree on the uniform methodology for the preparation and treatment of investment documentation in the field of public finance. Then the document “Project for implementation: renovation of the 3rd partition in the building Monfort” was prepared by a certified architectural engineer and consists of the technical report, blueprints and budget inventory list.

With the documentation Municipality of Piran prepared the documentation for the public procurement for selection of the contractor.

The contractor was selected and the works started in end of February 2019. The works went according to plan and were concluded in the beginning of the May 2019.

Works went on as planned; there were some minor deviations like minor differences in measurements, disassembly and reassembly of some structures (doors, ...), a new ramp was made to access the adjacent space.

First the asphalt was removed, the foundation was laid and reinforced with reinforcing mesh and after that the concrete was installed. The fine works followed that made the concrete floor levelled and ready to use.

The equipment was produced and installed in the space.

A permanent plaque (plastic plate) with the reference to the project is installed at the location.

4. Costs of the the pilot-investment

The **estimated cost** of the implemented works in the AF, total 50.000 €:

- levelling of the floors (460 m²):42.000 €

Equipment:

- purchase and installation of a custom-made wardrobe wall: 8000 €

Realized cost, total 62.554,73 €:

- levelling of the floors (460 m²): 53.632,70 €
 - removal of asphalt 9.407,42 €
 - installation of pumping concrete C 25/30 in the new reinforced concrete floor slab with a thickness of 20 cm: 25.342,69 €
 - Fine works: sanding and polish installation of end rims, gover grid, buffer layer under the new flooring: 18.882,59 €

Equipment:

- purchase and installation of a custom-made wardrobe wall: 8.922,03 €

The increase of the investment cost happened because the prices increased in the past few years and because during the implementation of works some additional works had to be done to renovate the space as planned.

5. Further activities

The renovated space will be used as a multipurpose space for cultural events, photo exhibitions, presentations of local products/crafts with involvement of trade/service scene and ceremonies.



Management of the space was handed over to the Tourism association Portorož that is a part of the Municipality of Piran administration. They will take care of planning and organizing events, promotion, regular maintenance etc. They will organize cultural events, ceremonies and tourism events that promote Piran the cultural heritage of salt and the Monfort warehouse.

This will be also a test of reutilization of the old warehouse as a multipurpose space for cultural and entertainment use.

6. Sustainability and transferability

With the investment, the former salt warehouse "Monfort" will be preserved as an exceptional location in the immediate vicinity of the sea and with a strategic location between Portorož and Piran, in an unspoiled architectural image that valorizes the cultural heritage and the history of the area, based on salt and maritime activities. With new programs, the monument will be given a modern touch, consistent with the development and needs of the area.

The reutilization concept is easily transferable to other regions. The important thing is that the local community is involved in the planning of the contents of the renovated space and that it is in line with the strategies of the local community and region.

The revitalization of the former abandoned sites, by inclusion of cultural and creative associations, the local community and other stakeholder, will make the region more attractive as for the locals as for tourist. This will be seen also as a positive impact on the economy by creating new job, business and tourism opportunities.

7. Conclusions and further suggestions

With the renovation of the space, "Monfort" will become:

- a cultural monument that, with its offer, will be included in cultural and tourist programs in the area of the Municipality of Piran and with time wider;
- an example of reviving an abandoned industrial heritage for the development of products and activities in relation to its surroundings;
- an efficiently exploited space that takes into account the past and the need for adjustment to the present time, continuing the traditions and stories, based on salt and maritime activities.

This will have a positive impact to the quality of citizen's life, economy and tourism sector.

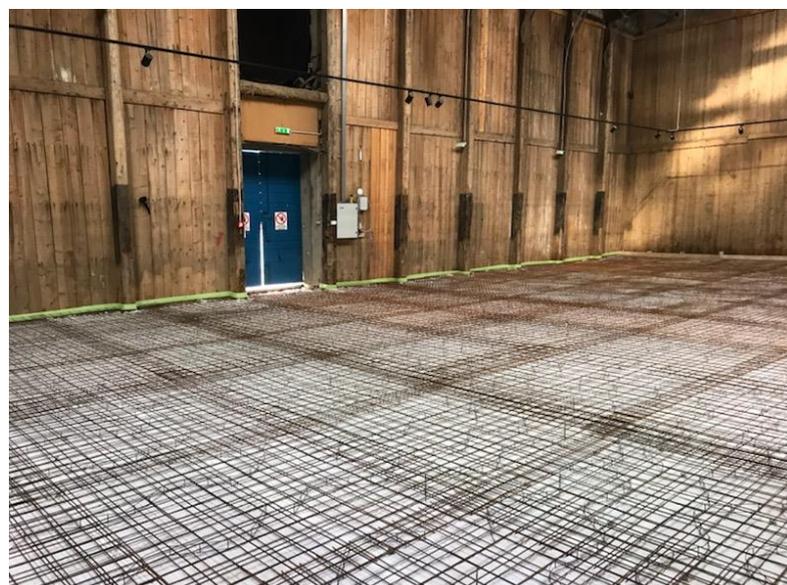
8. Photos and references



Warehouse of Monfort



Before



Investment



After the reconstruction



After the reconstruction

The permanent plaque





Press:

<https://www.primorske.si/2019/01/25/opusceni-objekti-klicejo-po-ozivitvi>
<https://www.piran.si/index.php?page=static&item=614>