

# REPORT ON THE REALIZATION OF PILOT-INVESTMENT

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D.T3.3.1

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## 1. Introduction

<b>1.1 Project index number and acronym</b>	CE1013 REFREsh
<b>1.2 Name and number of responsible partner</b>	Municipality of Lokve - PP10
<b>1.3 Number of deliverable and title of the pilot-investment</b>	D.T3.3.1 Reutilization of an old technical house on the dam of Lokvarsko Lake
<b>1.4 Investment location (country, region, town, municipality)</b>	Croatia, Primorsko - goranska county, Municipality of Lokve
<b>1.5 Period of investment realization</b>	12.2018 - 06.2020
<b>1.6 Project website</b>	<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

Investment refers to revitalisation of technic water dam house in Lokve through construction works for transformation in cultural centre.

The building, which is the main subject of the Pilot investment is situated in Primorsko-goranska county, in micro region Gorski kotar, Municipality of Lokve. The place is close to the dam of Lokvarsko lake, which is the most important tourist facility in this area.

The main activities that were planned within the Refresh project refers to revitalization of the building into a cultural canter for working spaces and exhibitions through some construction works which were consist of installation of heating system with pellets and solar for hot water, construction works of the exterior space - wooden porches for outdoor workshops and changing the roof of the whole building.

The renovation was started according to the Main plan and pre-investment study that has been made through REFREsh project, and when the public procurement procedure was completed, the following works were started:

1. roof works
2. installation of central heating and solar panels for warm water
3. construction works of the exterior space - wooden porches for outdoor workshops



### 3. Realization of pilot-investment

Since the investment consist from three (3) different types of works we have conducted three single procurement procedures.

#### Roof works

After we carried out first public procurement procedure according to our regulations, the best offer for roof works was 14.991,00 EUR (VAT incl.). After the closure of the procedures, the assignment was done and works started in December 2018. and finished in February 2019.

In the meanwhile, we completed all our technical documentation including detailed activities and costs for central heating and two new porches.

After the implementation of procurement and contracting the following works have been done:

#### Installation part of central heating - consists of several units:

- a) a hot water boiler on biomass (pellets) with a pellet tank
- b) the radiator heating of the room and ventilation of sanitary facilities
- c) refurbishment of the boiler room which is located in the basement of the building - additional works, asked for increasing
- d) Prepare DHW (hot water) through solar collectors and heating water
- e) Solar Collectors installed

#### Construction works of the exterior space (wooden porches for outdoor workshops)

A wooden canopy was made (like porch) on the north side of the house where is a side entrance into the part of the building where the educational hall is located. This works was necessary due to the small roof structure, and the passage to the hall of the center was unprotected from rainfall and it is directly affecting the façade and the entrance of the building. This is also the space for the outdoor workshops.

Besides construction works, the investment also includes the purchase of machinery and equipment for woodworking workshops.

#### Equipment

*The pilot investment also includes the purchase of machinery and equipment for woodworking workshops. These activities consist of purchasing of equipment for the cabinet and field training.*

*It was planned to by some items/machinery for woodworking, video and audio equipment and furniture. Machinery was bought as we planned, but we gave up from purchasing of furniture and other equipment because the cost of machinery has increased in relation to the plan, and furniture, audio and video equipment we purchased from other sources of funding.*



## 4. Costs of the the pilot-investment

- Overview of planned and realized costs

<i>Activities</i>	<i>Planned costs</i>	<i>Realized costs</i>	<i>Sources of funding</i>
<i>Roof works:</i>	<i>9.900</i>	<i>14.669 €</i>	<i>REFREsh project</i>
<i>Heating system with pellets and installation of equipment for solar hot water</i>	<i>18.000</i>	<i>22.582 €</i>	<i>REFREsh project</i>
<i>Construction works of the exterior space - wooden porches:</i>	<i>10.500</i>	<i>10.952 €</i>	<i>REFREsh project</i>
<i>Equipment</i>	<i>11.600</i>	<i>11.889 €</i>	<i>REFREsh project</i>
<b><i>Total costs</i></b>	<b><i>50.000</i></b>	<b><i>60.122 €</i></b>	<b><i>REFREsh project</i></b>
<i>Additional works</i>	<i>/</i>	<i>10.058 €</i>	<i>Municipality budget</i>
<b><i>Total investment</i></b>	<b><i>50.000</i></b>	<b><i>70.150 €</i></b>	

The total investment estimated at 50.000,00 € (works and equipment) but because of rising prices in the construction industry in last few years, the cost of the works has increased. Also, due to some additional works for boiler room the total investment (works and equipment) cost over 70.000,00 €.

Overview of realized costs:

Total works and equipment: 60.122,00 / financed from INTERREG CE

Additional works: 10.058 € / financed from Municipality budget

Total investment (with additional works) 70.150,00 €

*Remark: The extra amount of money that we spent, which is higher that we planned, and want be approved by authorities, will be covered from Municipality funds.*

## 5. Further activities

The three pilot actions implemented in the period from June to September 2020 in the Lake Guardian House.

The opening of the Transnational Photo Exhibition was held on 19th of June 2020 in the Lake Guardian House. The exhibition was set the main conference room of the House. This type of Transnational photo exhibition was the first one set in Lake Guardian House in Lokve. It successfully engaged the creative scene, not just from region but broader.

Second workshop "The other side of the wood " was held in July 2020. The equipment for wooden workshop was used by participants that had no prior artistic experience. Participants made the sketches that were transferred to wooden tiles.



Within the third pilot action, the first two workshops with creative actors, trade, and service providers of tourism were held on the 17th of June and 14th of July 2020. The participants used all available working spaces of the House as the main conference room, study room, outdoor porch area, and benches and tables in house surroundings. The third workshop in the form of an exhibition was held on the 19th of September within the open Industrial Heritage Day.

Similar further activities (held in house from July 2020. to January 2021.)

Except pilot activities from Refresh project, also the two workshops were held at the dam guard's house, as part of the project at the Lake guardian house, funded by the European Solidarity Force Fund, in which volunteers from the Lokve municipality participate. They also will be using this space in the future for similar activities and projects.

Future further activities:

Further, the Municipality is going to establish a new company based on social entrepreneurship. The new company's primary purpose will be managing cultural and tourism facilities in the Municipality, which includes Lake Guardian House. Also, it will support the development of creative scenes.

The new and equipped space of Lake Guardian House will be offered to local, regional and national associations as a new perspective to elevate their work. This is a great opportunity for local citizens to have a richer local cultural life, involving both young and elder part of population.

## 6. Sustainability and transferability

A new company will be based on social entrepreneurship. This company will manage not only the Lake Guardian house of water dam but also other cultural and tourism facilities in the Municipality, with the support for the development of the creative scenes.

As far as transferability are concerned there is a very high potential.

Municipality of Lokve is located in the mountainous part of Primorje-Gorski Kotar County and the Guardian House is located on the Dam of Lokvarsko lake, which makes it specific. It can be transferable on other similar destinations with industrial heritage, especially the ones with the same specific location. It is a great opportunity for smaller places to revive and create a new content and it creates a chance for less-developed rural areas to offer something new and with the higher purpose.

Plans for the reutilization of the Lake Guardian house are also putting it in the function for activities related to research and educational purposes, for museum-gallery and creative-artistic activities. It will also offer accommodation space for field teams, seminar attendees, schools in nature and other groups whose activities fit into.

The revitalization of Lake Guardian House in Lokve Municipality provided new opportunities to implement various cultural and educational content. All pilot actions took place in renewed Lake Guardian House and its surroundings. It gives an excellent example of using the new spaces in Lake Guardian House in various cultural activities.

All of that can be transferred to any other similar regions in the way of encouraging the social entrepreneurship and to valorise heritage which some destination has to offer.

## 7. Conclusions and further suggestions

Pilot actions are a great opportunity for smaller places to revive and create a new content. Also, it creates a chance for less-developed rural areas to offer something new. The creative sector can better connect with the local/regional, economic and social sector.

By giving the new purpose and content to those reutilized objects, local people will be more involved as well as tourism income and arrivals will increase.

The technical guardian house offers accommodation within the building and it is a great chance to further attract local and even international visitors, groups or schools for educational and creative events. But it should be considered that the house has a limited space and can probably only be used for one activity at the time. So, a sustainable concept to provide the building to locals, tourists and different groups proportionally would be important to not exclude locals or day trippers from the limited space.

## 8. Photos and references

Fig. 1: The guardian house before the investment



Fig. 2: The guardian house before the investment



Fig. 3: Works implementation



Fig 4: Works implementation



Fig. 5: Works implementation







Final situation





## Equipment

