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RECONSTRUCTION AND ADAPTATION OF THE CURRENT HEALTH CARE CENTER BUILDING INTO
THE HEADQUARTERS OF THE MUNICIPALITY OF PUSTEC, ALBANIA

Commissioner	Funder	Design
Municipality of Pustec	KFW	ACTI

TECHNICAL REPORT

on the current conditions of the existing building
and the proposed interventions

April
2022

Introduction

The building currently shelters the Health Care Center of the Municipality of Pustec. It is a two-story facility located in the south end of the municipality's territory. Inside the property's border, defined by surrounding walls and fence, there are several structures:

- The main building (2-story);
- The lateral garage addition (1-story);
- Two new structures for garages (1-story).

The Gross Floor Area (GFA) is approximately 1151,4 m²:

- 1041,4 m² - GFA of the main structure:
 - o Ground floor – 508 m² (501,4 m² - net area; 6,6 m² - balconies/loggias);
 - o First floor – 533,4 m² (501,2 m² - net area; 32,2 m² - balconies/loggias);
- 110 m² - GFA of the additional structures.

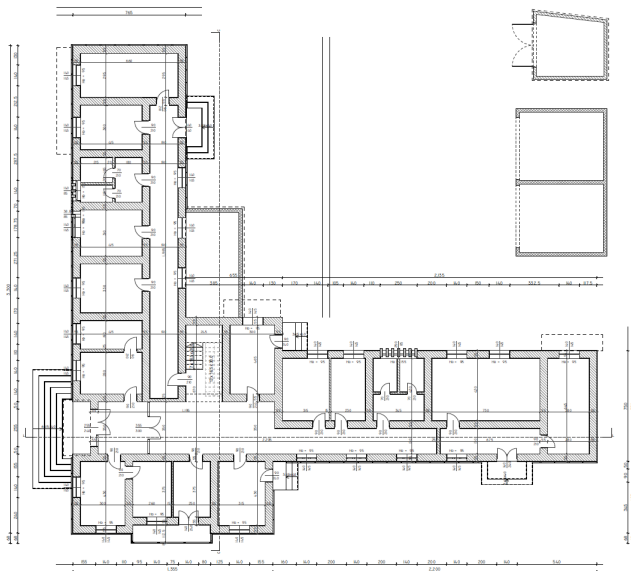
The area of the territory, defined by the surrounding walls and fence, is approximately 2620 m².

The main building is a “L” shaped structure composed of bearing brick walls, concrete slabs and cantilevered balconies. The additional structures are of concrete block walls (the lateral addition next to the staircase and the new garage which is still in progress) and of brick walls (the garage at the western end of the property).

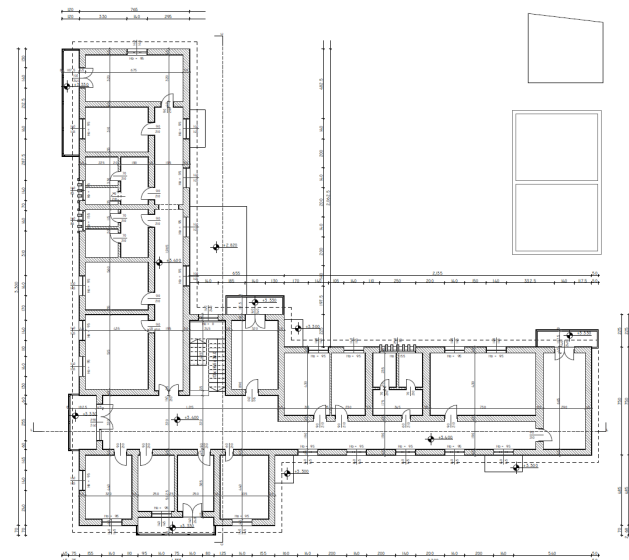
Interior spaces

The overall condition of the building is acceptable, but mostly outdated. The internal plaster works are partially affected by humidity problems, especially those of the perimeter walls. Even though the paint has been updated through the years, it is not enough to cover the problems caused by the presence of humidity. The floor tiles are outdated and in specific areas, where new plumbing works have been done, they are replaced with cement layer. The mosaic-like composition of the entrance hall floor tiles, on both levels, is very interesting aesthetically and worthy of preserving, at least the geometrical composition of it, if not the tiles themselves. The stairs and mostly in good conditions, except the fact that the tiles are outdated and some of them are damaged and need to be replaced.

The current doors are mostly of wood, except toilet doors, which are replaced over the years with new ones in aluminum profiles. The toilets are the most problematic areas. The plumbing fixtures are replaced with new ones, but the tiles have not. As a result, the pipes of the water supply system as well as those of the sewerage are exposed. The floor and wall tiles in the toilets are covered in plaster and paint drops, which makes them aesthetically and hygienically inappropriate. There is no heating system installed in the building. The current solution is the wood stoves placed in some of the offices (the Fire Department). As for the lightning fixtures, new ones are installed in the corridors and the other ones are just incandescent lamps hanging from the ceilings.



Ground floor plan

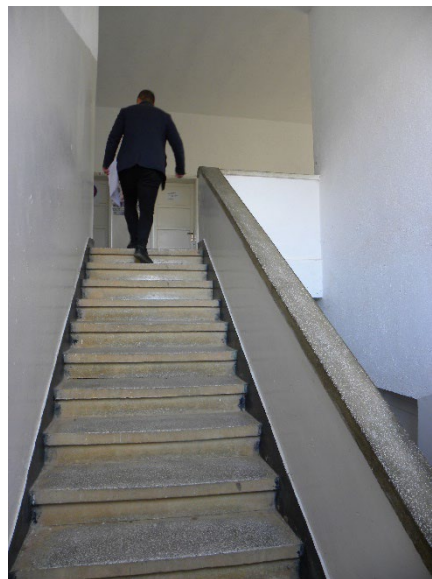
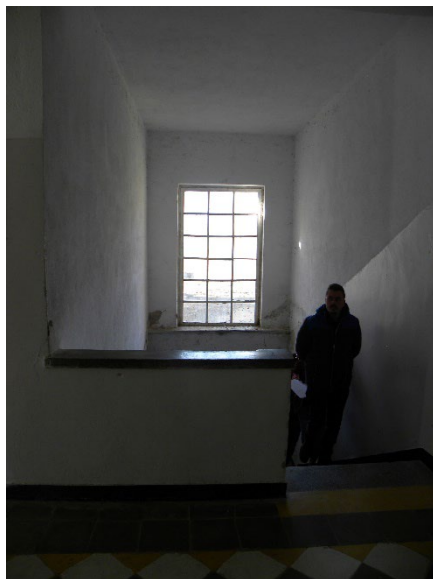


First floor plan

ENTRANCE HALL



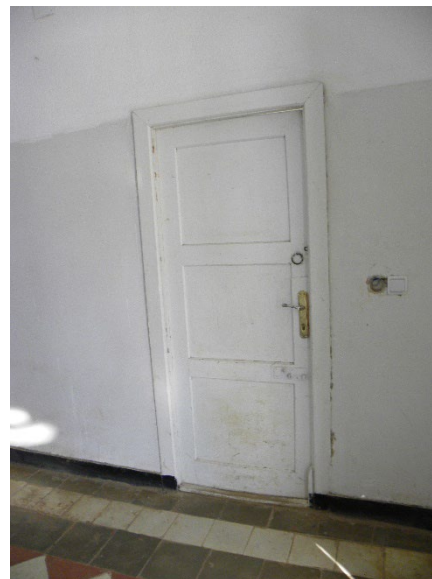
STAIRS



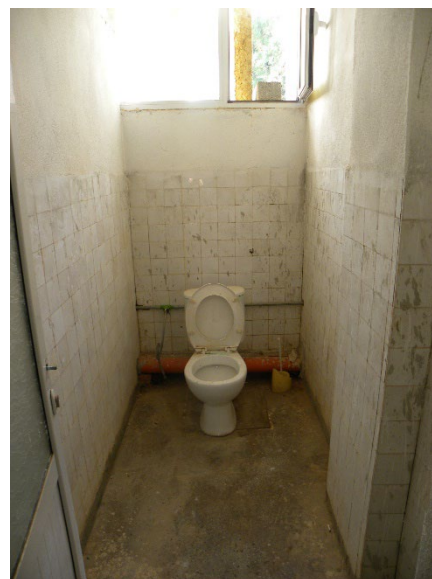
CORRIDORS



OFFICES



TOILETS



Exterior analysis

The façades of the building are coated in plaster and white-gray paint. The north-eastern and north-western facades are the significantly deteriorated, reflecting plaster loss areas and black mold due to humidity presence and lack of natural light exposure. There are three main types of windows applied in the building, which differ from one another from the material of the frame (wood or aluminum profile), the number of vertical profiles and opening types. The old windows of north-western and south-western façades are replaced with new ones. However, they do not meet the required standards of energy efficiency of the building.

The toilet windows are treated with special care to the detail, using vertical concrete elements in order to reduce the visibility from the outside, resulting in a very interesting architectonic detail which is worthy of preservation. The external doors vary in types as well, even though not so much in terms of dimensions. Some of them are replaced with aluminum profile doors, which do not meet the security requirements and those of energy efficiency for external doors.

Another detail applied in the façade are the balconies' parapets. They are usually found in residential buildings; however, they represent a typical detail of the architectonic language used during the period when the building was designed.



Southeast elevation



Northeast elevation

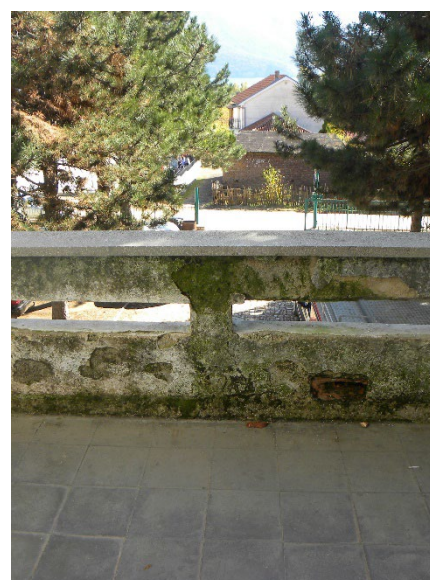
WINDOWS



DOORS



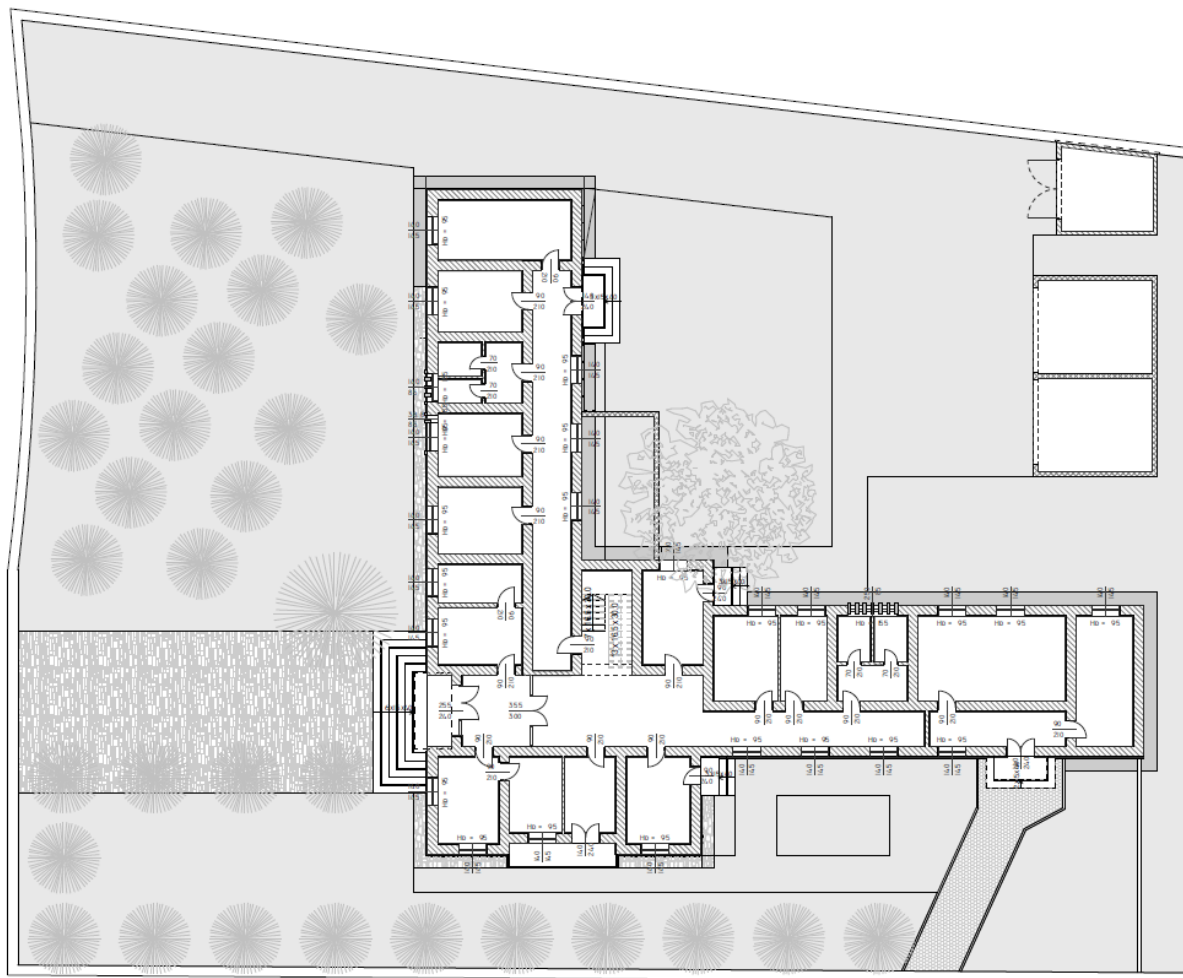
BALCONIES



Landscape

The surrounding territory is mostly in its natural state. The south-eastern yard is partially paved in stones (the route leading toward the main entrance to the building) and partially planted with pine trees. A narrow pavement, covered in concrete or stone, surrounds the building along its perimeter. The property is defined by surrounding low walls and fence on top of them.

There are three new structures built inside the territory of the building, used as garages. One of them is a lateral addition to the main building in the western inside corner. One of the structures, the one sheltering two garages is incomplete.

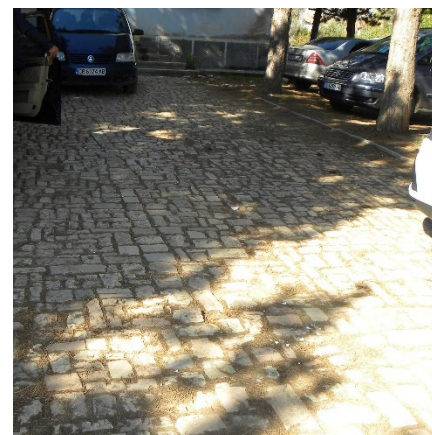


Landscape plan

YARDS



LANES



ADDITIONAL STRUCTURES



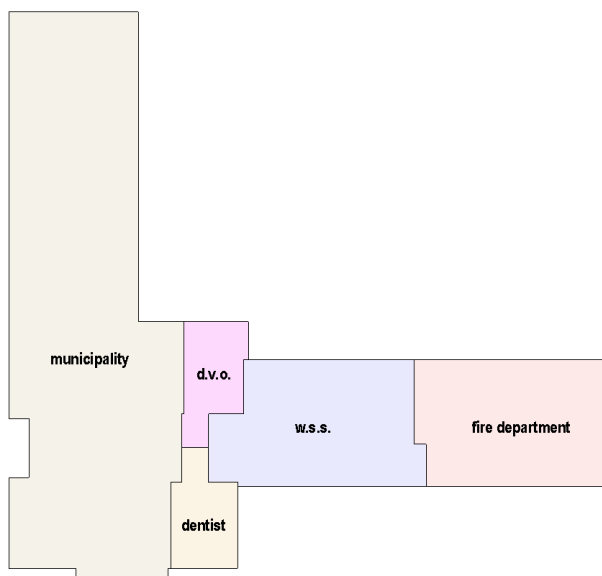
Interventions

The interventions proposed in the facility are related to:

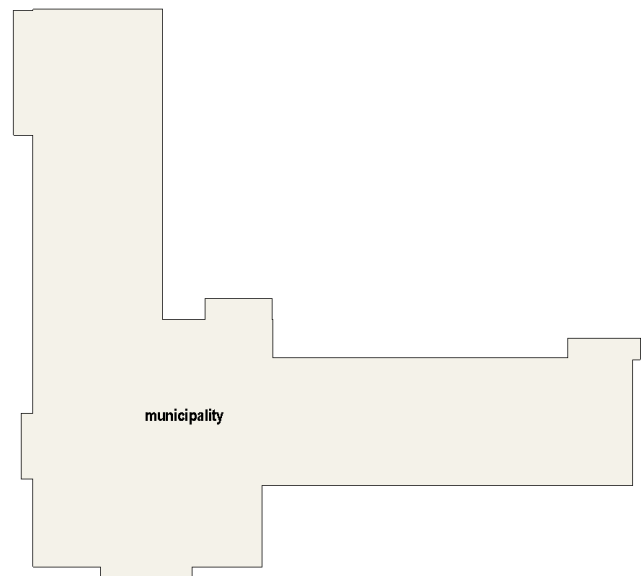
- meeting the needs of the new functions that will be housed in it (offices for the staff of the new institutions, meeting rooms, offices for public meetings, toilets for persons with disabilities);
- improving the conditions of thermal comfort and consequently the energy performance of the building;
- improving the waterproofing layers.

The renovated structure will serve several institutions at once:

- Municipality of Pustec (289,1 m² on the ground floor and 533,4 m² on the first floor);
- Pustec Water Supply and Sewerage (87 m² on the ground floor);
- Fire Department (84,9 m² on the ground floor);
- Office of Domestic Violence (23,3 m² on the ground floor);
- Dentist (23,7 m² on the ground floor).



Ground floor plan (functional zoning)



First floor plan (functional zoning)

The new institutions will be grouped into two groups:

- Municipality, Fire Department, Office for Domestic Violence and Dental Clinic;
- Water Supply and Sewerage,

with a separate contract with OSHEE and UK.

The current structure, with its layout organization and volumetric composition, is easily suitable for these new functions, however it is necessary to make interventions in the masonry, to shift the door positions in some cases where this action can optimize the use of space. Toilets also need to be restructured, both in terms of layout organization and improvement of finishes.

Changes in toilets will also be associated with reapplying waterproofing layers on floors and walls. Also, the terrace layers will be remade, including waterproofing. The new network of electrical and plumbing installations will require the re-plastering of all surfaces, before painting them.

In the territory outside the facility there is a need to make interventions to improve access to the facility. Thus, for the entry of vehicles and their parking in the backyard of the facility, the terrain surfaces will have to be treated to ensure this function.

The facility will also provide access for all, without barriers even for people with different physical abilities. In this context, ramps will be added at the entrance of the building, as well as toilets dedicated to these people.

Regarding the improvement of thermal comfort and energy performance of the building, the interventions are related to:

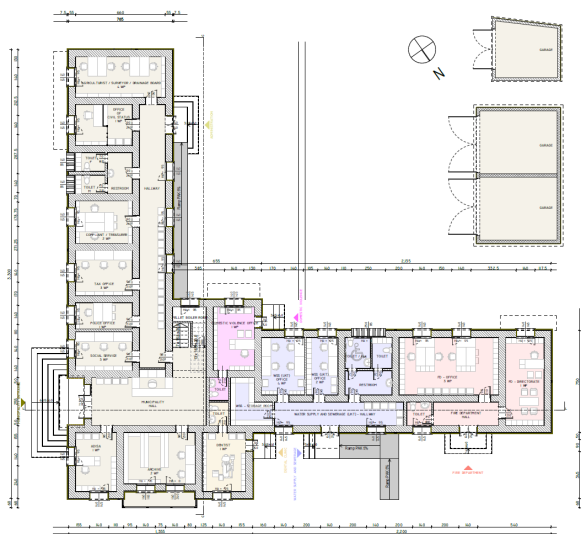
- Thermal insulation of perimeter walls (which will also serve as a waterproofing layer to prevent the outdoor humidity from permeating the perimeter walls);
- Thermal insulation of the flat roof;
- Installation of windows and exterior doors with the required parameters of thermal conductivity, according to local standards;
- Implementation of the new heating plant with pellet boilers.

Through these interventions, the facility is intended to serve with dignity its users, both the staff of the institutions, as well as the residents of the area who will receive the services of these institutions.

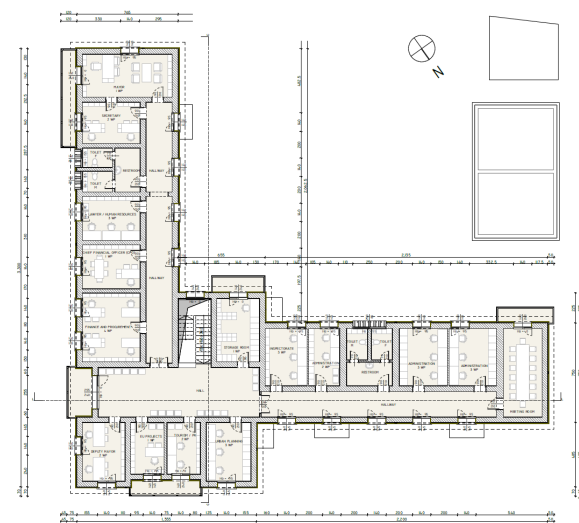
Interventions in indoor areas

The existing partitions of the interior spaces are suitable to adapt to the new functions and as a result the interventions in the internal plan layout are small. In general, the interventions in the facility are of renovation character, to improve the quality of the facilities, to make them suitable and comfortable for the employees of the institutions and dignified to receive the users. In general terms, the foreseen interventions are as follows:

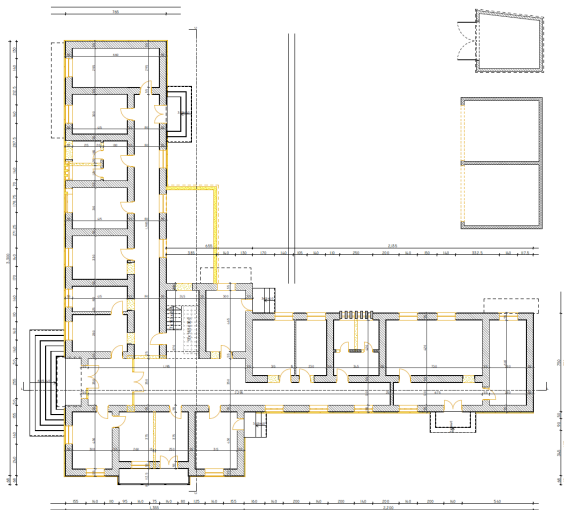
- relocation of the door position, to optimize the use of space with new furniture for workplaces;
- reorganization of toilets, to meet staff needs and hygiene standards;
- addition of structures to make the facility accessible to people with disabilities (ramps at the entrance of the facility and dedicated toilet);
- renovation of obsolete, degraded or damaged finishes;
- changes in the network of electrical installations, to meet the new needs for electricity supply and internet;
- changes in the network of hydraulic installations of water supply and sewerage and rainwater;
- implementation of heating system with pellet boilers;
- implementation of fire protection measures.



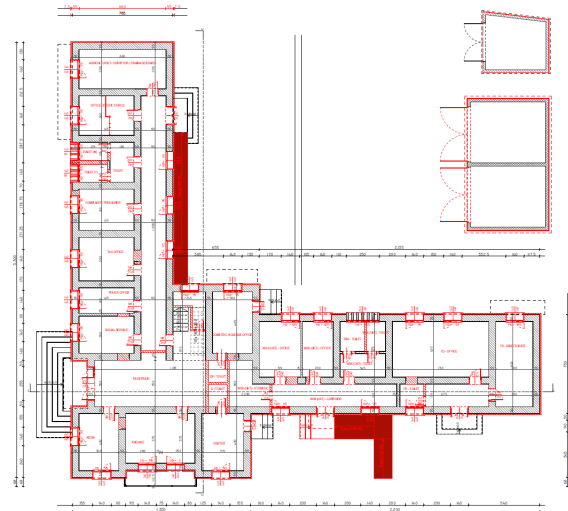
Ground floor plan (furnishing)



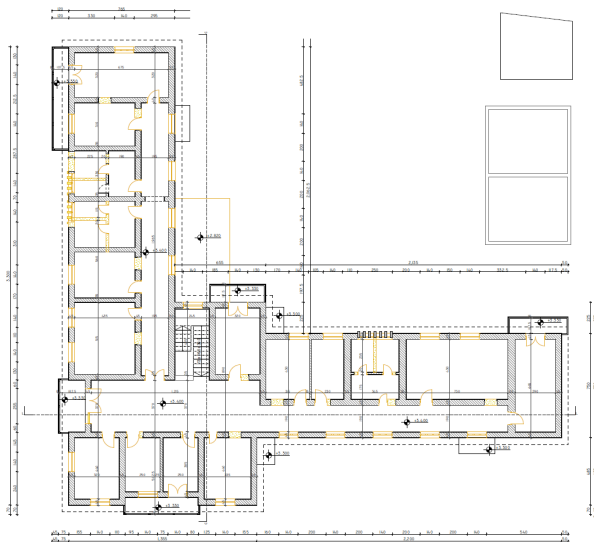
First floor plan (furnishing)



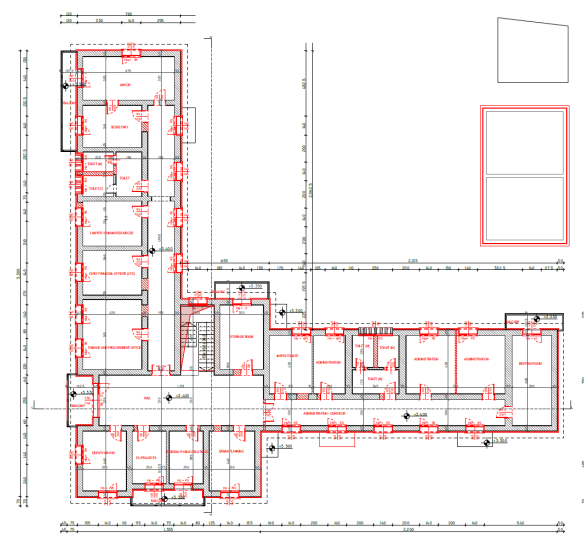
Ground floor plan (demolition)



Ground floor plan (new construction)



First floor plan (demolition)



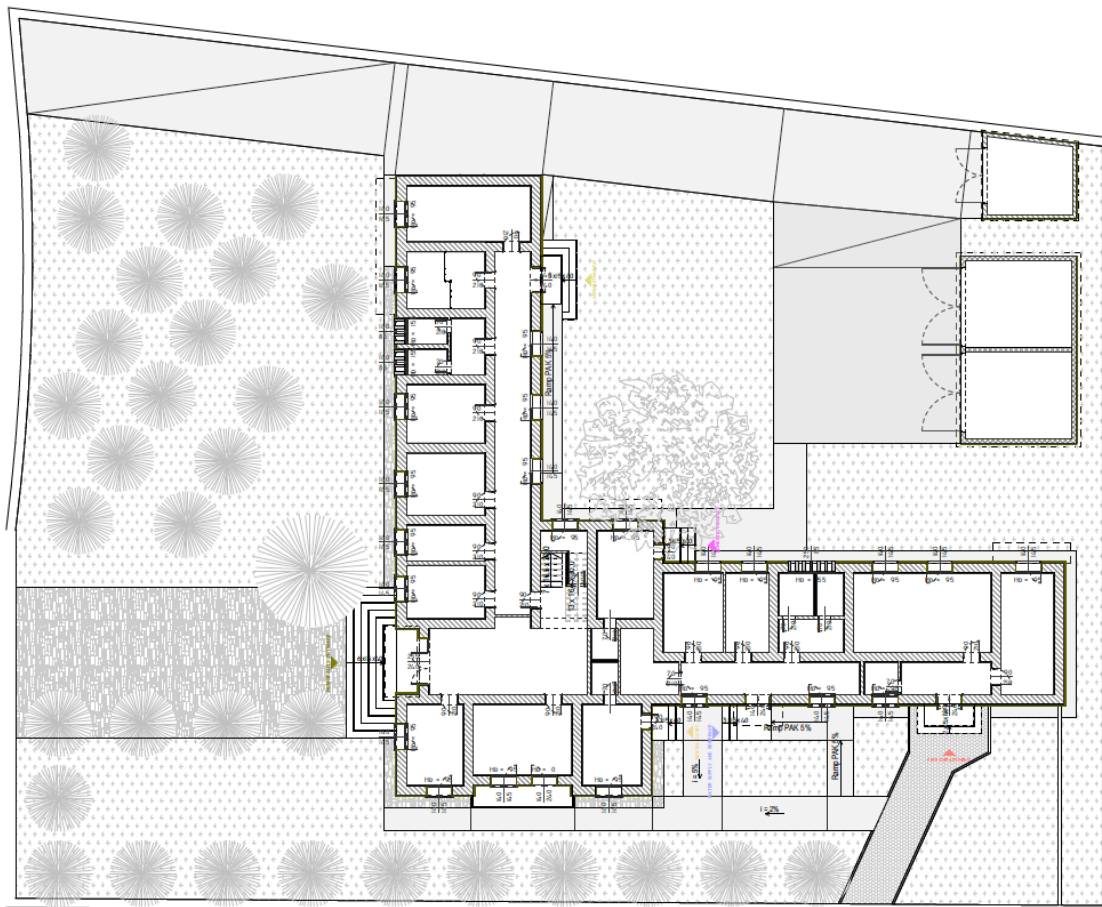
First floor plan (new construction)

Landscape interventions (external systems)

Interventions in the surrounding landscape are related to improving the access of both vehicles and pedestrians, staff of host institutions.

The entry of vehicles is proposed to be realized directly from the main road, which requires the treatment of the access road with the relevant materials and in advance the adjustment of the terrain slope to reach the current road quota.

With regard to pedestrian access, ramps for people with disabilities are envisaged. They will be positioned at the rear entrance of the Municipality of Pustec and at the entrance of the Pustec Sewerage. With the realization of these ramps, the part of the territory that is affected by this intervention will be systematized.

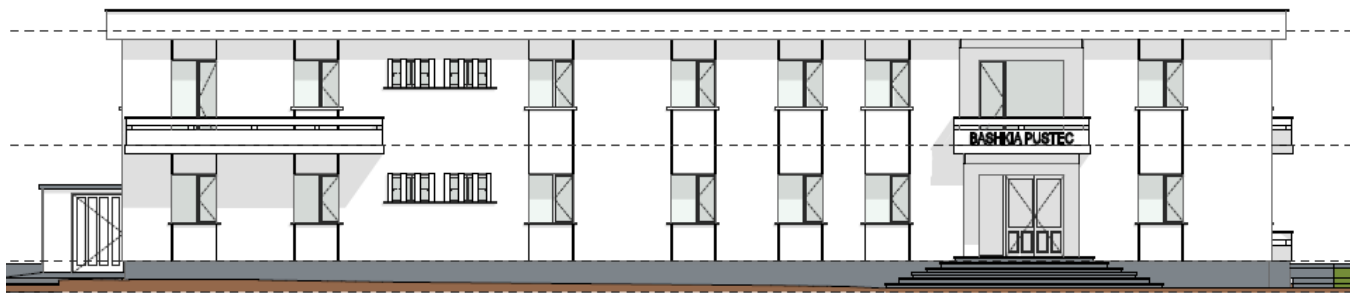


Landscape plan

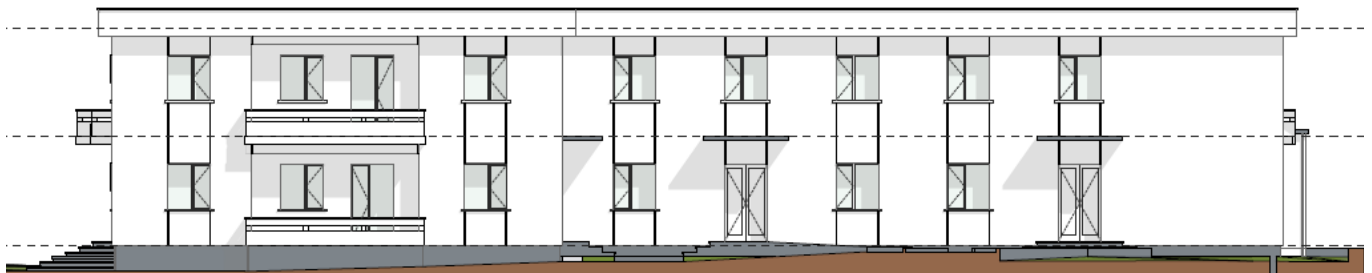
Interventions on the facades

The external appearance of the building will be subject to interventions that are mainly related to the qualitative aspect of the works and to a lesser extent to the aesthetic one. The building will be thermally insulated from the outside. As part of the improvement of the energy efficiency of the building, the windows and doors will be changed, which will be replaced with others, with a coefficient of thermal conductivity according to the standards.

At the aesthetic level, the intervention consists in creating joints near the windows and doors, to give the object a vertical accent, while highlighting the rhythmic composition of the openings in the facades.



Southeast elevation



Northeast elevation

