



## **Płock , Poland**

### **Reconstruction and extension of the tenement building**

#### **DESCRIPTION OF THE ACTION**

A tenement house located at Kościuszki Street 3b in Płock is located on a plot of 3.473 m<sup>2</sup>. The area of buildings after the project implementation will amount to 578,4 m<sup>2</sup> (the building in the present state covers 220,9 m<sup>2</sup>). It is a building built on a rectangular plan with dimensions of 12,52 m x 20,69 m, partly with a basement and a one-storey attic. The purpose of the reconstruction is the revalorisation and modernization of the existing building at Kościuszki Street 3b and giving it new functions residential and service building. On the ground floor, the Mediateka - Audiovisual Collections Department of the Płock Library will be located. On the first floor and attic there will be a residential part. The ground floor of the building will be adapted to the needs of disabled people. The media library will be a public utility, fulfilling a social function, providing music resources and other digital resources and offering an educational program. The usable area of Mediateka will be 481,9 m<sup>2</sup>.

#### **PARTNERS INVOLVED**

- Inwestycje Miejskie Spółka z o.o. - municipal company (100% ownership of Local Government Units)
- BGK (Bank)

**Time period: 30.09.2018 – 31.03.2020**

#### **Success factors**

- The investor has a valid building permit and detailed designs
- The building is not an object entered into the register of monuments and is not covered by conservation protection
- The tenement house is currently out of service



## DESCRIPTION OF THE ACTION

The scope of work under this project includes:

- construction works - foundations of the ground floor, basements will be filled up
- electrical installations - power supply of the facility, main switch, electricity measurement, switchgears and electrical boards, power supply of fire devices, internal power lines, power supply and control of sanitary equipment, electrical installations on the ground floor, electrical installations in heat node, emergency lighting installation, installation of external lighting, installation of earthing and equipotential bonding, lightning protection installation, installation of protection against shocks, laying of cables in the ground
- sanitary installations - cold water, hot water and circulation installations with sanitary facilities, hydrant installation, central heating installation, technological heat installation, mechanical ventilation and air conditioning installation, sanitary sewage system; external sanitary plumbing installations
- teletechnical installation
- substation will supply the entire building
- investor supervision



Building view (state before demolition)



Visualization of the building after reconstruction and expansion



## FINANCING

<b>Investment costs</b>	<b>820.050,25 EUR</b>
- Own sources	-
- Subsidies	-
- Loan	-
- Loan under the RPO WM 2014-2020 (Jessica Initiative)	639.636,80 EUR
- Commercial loan	180.413,45 EUR
<b>Lifetime (service life)</b>	<b>10 years</b>
<b>Annual operational cost incl. salaries, repairs, maintenance and other specific costs</b>	<b>72 139,39 EUR</b>
<b>Annual revenues – energy savings</b>	<b>1.065.517,04 EUR</b>

### Financial indicators

Net present value - NPV	211.054,73 EUR
Internal rate ratio – IRR	7,7%
Evaluation year	2018
Lifetime period	20
Discount	4,00 %

### Jessica loan

- NPB reference rate 1,50%
- "Social indicator" at the level of 80%
- Resulting interest rate on the financial forecast (fixed) 0,3%
- Grace period for repayment of principal installments until 30/04/2020
- Repayment period 10 years from April 30, 2020.
- Quarterly installments

### Commercial loan

- Floating interest rate - 3 p.p. above the reference rate
- Commission – 930,30 EUR (4,000 PLN).
- Repayment period - 10 years
- Quarterly instalments.



## BARRIERS ENCOUNTERED

- The building is located in the area of the old part of the city, the urban and architectural complex and cultural layers of the city of Płock, entered into the register of monuments under number 51/182 / 59W, the date of entry on November 16, 1959.
- A small risk of non-payment of the loan on time.

## Ways to deal with barriers

- The developed plan took into account some flexibility in the implementation of the investment.
- The economic analysis and the investment concept have set appropriate prices for renting buildings.

## Key results

- Increasing the access of residents to various forms of spending free time, mainly related to culture.
- Project will create a place accessible to people of all ages and will be a place of social integration and self-development of the inhabitants of Płock.
- as a result, the project will contribute to the development of human and social capital, social integration and counteracting social exclusion as well as equalizing educational opportunities.
- improvement of aesthetics, land development and building in accordance with the needs of residents; implementation of the project will contribute to the improvement of the spatial order and aesthetics of this part of the city, as well as to save from the total degradation of the tenement building.
- improvement of the quality of the natural environment due to meeting current energy efficiency standards in the field of heat transmission and the use of LED lighting
- adaptation of the building to the needs of disabled people (wheelchair ramps, toilet etc.).

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