# Community-led Urban Strategies in Historic Towns (COMUS)



# "Community-led Urban Strategies in Historic Towns (COMUS)"

Feasibility Study (FS)

# Rehabilitation of the "Mihai Eminescu" College



Soroca Republic of Moldova February 2017









### **Preamble**

The COMUS project – "Community-led Urban Strategies in Historic Towns" – is a joint Council of Europe and European Union project building upon policy priorities in the context of the Eastern Partnership Programme (2015-2020) targeting multilateral co-operation activities with Armenia, Georgia, Republic of Moldova, Ukraine and Belarus. It is being implemented in nine historic towns specifically focusing on integrated urban rehabilitation and heritage conservation. The project provides cities with effective support and expertise of the Council of Europe and the Organization of World Heritage Cities in mobilizing heritage conservation as a real component of urban renewal, but also in standard setting, co-operation and monitoring techniques.

Soroca is the Pilot town selected in Moldova to test and implement integrated urban policies and concrete rehabilitation projects, accompanied by several community-involvement activities aimed at generating community-wide ownership. Through a series of consultations and working sessions involving local stakeholders and the community, the city has selected two priority rehabilitation projects which are foreseen to increase the attractiveness of the city and to have beneficial impact on local development.

The current Feasibility Study focuses on the Rehabilitation of the "Mihai Eminescu" College of Soroca, with particular emphasis on its main historic building – the former "Domnita Ruxandra" gymnasium for girls. The document was elaborated by Mr. Dumitru Cogalniceanu, local expert, assisted by Mrs. Tatiana Robu and Mrs. Elena Mitu, technical advisors, and supported by Mr. Dennis Rodwell, international expert and Mr. Philip Stein, COMUS Lead Expert. The final version of the document was reviewed by Mr. Sergius Ciocanu, chief of Cultural Heritage Directorate of the Ministry of Culture of the Republic of Moldova. The process was overseen and co-ordinated by Ms. Dumitrita Efremov, COMUS Project Officer, and Mr. Vlad Moldovan, Project Manager.

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### **Executive summary**

The rehabilitation of the "Mihai Eminescu" college is one of the two priority intervention projects proposed for implementation in Soroca as part of the COMUS project. The project targets the biggest educational complex in the city, with a particular focus on its main historic building; the former "Domnita Ruxandra" gymnasium for girls. This building is an emblematic landmark, one of the examples of classical, eclectic architecture that has survived in the city.

The college "Mihai Eminescu" is a post-secondary educational institution with a total capacity of about 2,000 students. During the interwar period, and later during the Soviet era, this was an important institution, teaching students from the Soroca District and beyond. Over the past few years the college and its heritage has been deteriorating, and the number of students has decreased to less than a third. Nevertheless, it still provides a high-quality education to studies, as one of the top-rated institutions in the country according to assessments results .

The project covers the four constituent parts of the complex, with specific detail on the "Domnita Ruxandra" building (area A):

- area A: the former "Domnita Ruxandra" gymnasium for girls. It is the oldest part of the complex, containing one main historic building, a library and a few auxiliary constructions. The gymnasium was built between 1902-1910 and is an architectural and artistic monument of national importance. The site is in poor physical condition and is in need of urgent rehabilitation;
- area B: the former "A. D. Xenopol" high school for boys, also a historic building. The site contains a dormitory with 99 rooms (200 beds) built during the Soviet era and a few auxiliary constructions. The "A. D. Xenopol" contains the largest sports hall in the city (currently damaged) which still hosts regional sports competitions. The only hall suited for academic dance in the city is also located here;
- area C: a site containing smaller buildings with various functions, including teaching, technical, the boiling room and a stadium;
- area D: a former military dormitory, currently in a ruinous state.

The college is in public ownership, managed by the Ministry of Education. Other important stakeholders include the Soroca Municipality, the Soroca District Council, the Ministry of Culture.

The project requires both the rehabilitation of the heritage and physical infrastructure of the college, and the functional adaptation of some of its rooms and facilities by attracting new specializations. The main proposal for the future envisages the organization of a life-long educational and adult skills training centre, serving the Soroca district and other localities in the region and beyond. The project also explores opportunities to attract complementary uses related to culture and education from which a wider community could benefit, such as:

- centre for continuous training for the teaching staff;
- media library with the capacity to serve collegiate and external users;
- hosting small and large-scale cultural events (dance, theatre, music, concerts);
- conference halls to be used by the college and by the whole community;
- exchange of experience, academic residence;
- research and laboratories, experimental and traditional arts and crafts;
- regional sports competitions;
- co-working space.

The project will be implemented over a period of six years. The first stage of implementation is the rehabilitation of the "Domnita Ruxandra" (area A), which is expected to take four years. The reason for prioritizing this building is its exceptional historic and architectural value, and the urgent need for its

restoration. At subsequent stages, other parts of the college will be rehabilitated, including its infrastructure and the stadium.

The project will modernize the institution and its transform it into and important regional education hub. Project activities will include defining mixed and temporary uses and ways to generate forms of collaboration focused on education, scientific research and culture. The broader opportunities and social impact that the project will provide include the enhancement of the cultural life, and the resulting increase the attractiveness and economic development of the city.

The estimated cost for the rehabilitation of the "Domnita Ruxandra" site is €2,604,000. The restoration of the whole complex will cost €4,083,000.

The rehabilitation project will be implemented by a Project Implementation Unit (PIU), responsible for planning, organizing the process, monitoring and visibility. The PIU is composed of long-term and short-term experts, responsible for delivering specific tasks as part of the project. The activity of the PIU will include specific actions, such as internal meetings to implement the project according to the predetermined schedule. Highly specialized activities will be implemented by a specific co-ordinator supervised and supported by the main expert. Apart from the technical steps of the project, activities will include a wide range of promotional and capacity building activities that will generate greater visibility and consolidate the capacity of the college's management staff.

The action will have a positive social impact on the local community, especially on the younger generation. The College will become an important educational hub with positive effects in other complementary fields, such as culture, development of creative activities and social innovation.

It will become a high-quality environment with a direct impact on the quality of the educational experience and on the attractiveness of the institution and the city as a whole. It is expected that one of the long-term side effects of the rehabilitation will be increased social responsibility, reduced emigration and brain-drain and encourage investment as well as additional research, culture and creative activities.

The action will also contribute to the development of local tourism, as the "Domnita Ruxandra" building has a unique heritage and architectural value as a part of the 19<sup>th</sup> century Soroca city. It has the potential to be included in local and regional touristic routes.

### **1. Introduction**

Soroca is a historic town located in the north-east of the Republic of Moldova, on the border with Ukraine, 160km from Chisinau, the country's capital. It is situated on the western bank of the river Nistru (Dniester) where a meander forms steep banks which were suitable for defence in the past. Due to its rich cultural and natural heritage, Soroca was selected in 2015 to be part of the COMUS project. Through COMUS, the city aims to become a model of sustainable management of cultural assets and to strengthen its role as regional cultural centre.

Soroca was a significant educational centre in the past, serving most villages and towns in the Northern region of the country together with some Ukrainian border localities. The "Mihai Eminescu" college was an important educational hub with a capacity of about 2000 students. During the post-soviet period, the Republic of Moldova and the city of Soroca experienced a deep economic and social crisis causing poverty and mass migration to the Commonwealth of Independent States (CIS) and European countries. The "Mihai Eminescu" institution and its heritage gradually deteriorated, and the number of attending students has since decreased to less than a third.

The project has been prioritized mainly due to its expected social and community impact, but also due tof its important heritage identity.

This FS focuses on the rehabilitation of the "Mihai Eminescu" college, with a focus on its main historic building, the "Domnita Ruxandra" gymnasium for girls, an architectural and artistic monument of national importance. Built between 1902-1910, it is one of the few historic buildings in Soroca which has maintained its original use since it was established. The project targets the existing local heritage and human resources so as to boost social and economic development. It is foreseen that by creating a training centre for skilled staff, the local academic community will be mobilized and complementary educational and cultural uses will be attracted.

The FS is composed of five sections providing context information, detailed description of the site and its components, main constraints and opportunities for further development and reuse, description of the project and the desired results. Sources of information include cadastre plans and archive documents, historic photographs, online and printed publications.

The FS has been drafted by a local expert, assisted by technical advisors on specific topics and supported by an international expert. The final version of the document will be reviewed and adopted by the Ministry of Culture of the Republic of Moldova.

### 2. Description of the site

### 2.1 Depiction of the site and its components

The college "Mihai Eminescu" is a post-secondary educational institution subordinated to the Ministry of Education. The College was founded in June 1912 under the decree "On Establishment of the Soroca Pedagogic Seminar", and was created to train teachers. The institution has been reorganized several times, and since 23 June 2016 it has been called "The Mihai Eminescu" college from Soroca. The site is located centrally in the historic part of the city (Annex 1) and has four areas, three of them situated on adjacent parcels:

**area A:** 19, Ion Creanga street – the former "Domnita Ruxandra" gymnasium for girls. It is the oldest part of the complex, containing one main historic building, a library and a few auxiliary constructions. The land area is 0.5689 ha. The gymnasium was built during 1902-1910 to the design of the architect V.I. Schmidt. During the interwar times it was named "Domnita Ruxandra" – after the daughter of the ruler Vasile Lupu (1634-1653). Between March-August 1944, the government of the Moldavian Soviet Socialist Republic was based here, and during the post-war years, the Moldovan Middle School No. 1.

It is a building on two levels, with a symmetrical T-shaped plan. The main facade was doubled in order to increase the capacity of the facility. It has two entrances and balustrade terraces at the second level, typical features of the eclectic classical architecture. The classrooms are located on both sides of the recreation corridor, which is illuminated on one side by large windows. On the second floor there is a large room for festivities and a chapel. The tower of the chapel provides a vertical axis to the building and, in the past, was a vertical landmark for the city. The building contains several decorative elements: the floors are paved with ceramic tiles and mosaic; the ceilings are decorated with customized stucco. The floors of the classrooms are of wooden parquet. The flower garden in front of the building is fenced with a wrought iron railing, the whole structure being characterized by a specific elegance.

**area B:** 22, Malamud Street; the former "A. D. Xenopol" high school for boys. The site contains one main historic building built between 1932-1936, which underwent significant changes and reconstructions, one dormitory with 99 rooms (200 beds) built during the Soviet era and a few auxiliary constructions. The land area is 1.0002 ha. The main facility hosts the largest sports hall in the city (currently in poor physical condition) in the past, the favourite place for holding regional sports competition. The only hall suitable for academic dance in the city is also located here.

**area C:** 20, Malamud Street. A site containing smaller buildings with various functions, including teaching, technical, the boiling room and a stadium. Some singing and instrumental music lessons, which require one-to-one teaching, are held here. The land area is 0.8338 ha.

**<u>area D:</u>** 10, Malamud Street. A former military dormitory, currently ruined, belonging to the college. The land parcel does not belong to the college, and the surrounding buildings are private dwellings. The building is in urgent need of scaffolding.

The College complex, and particularly the "Domnita Ruxandra" building, are of special significance to the city, with great architectural and historic value as a symbol of the golden age of the city, when it was an important cultural and educational centre in the northern part of the country and beyond the Moldovan borders. The buildings from the four areas date from various periods and their physical conditions differ, as do their requirements (Annex 2). The two main historic buildings are in urgent need of restoration and modernization. The existing assets need to be adapted to the meet the needs of modern society, including adjusting to contemporary



education practices and needs. As part of the proposed rehabilitation project, functional adaptation and reuse plays an important role.

### 2.2 Administrative information

- 2.2.1 Country or Territory: Republic of Moldova
- 2.2.2 Contact name: Tatiana VISNEOVAIA, director of the "Mihai Eminescu" college
- 2.2.3 E-mail address: t.visniovaia@yahoo.com
- 2.2.4 Name and address of buildings:
  - A area 19, Ion Creanga Street,
  - B area 20, Malamud Street
  - C area 22, Malamud Street
  - D area 10, Malamud Street, Soroca district, Soroca city, Republic of Moldova
- 2.2.5 Inventory reference number(s) of the lands: 7801111.450, 7801111.449 7801111.448, 7801111.417
- 2.2.6 Building/Monument/Site type: A, B, D: Urban architectural and artistic monument of national importance; C: not a monument
- 2.2.7 Main dates: An education complex consisting of two main historic buildings and several auxiliary and residential facilities dating from different periods. Both historic buildings are architectural monuments of national importance.
- 2.2.8 Current use(s): Post-secondary technical vocational education institution, ISCED level IV
- 2.2.9 Map reference: Spatial reference X, Y coordinates: 335094.99, 192404.32 Geographic Coordinates: 48°09'09"N, 28°17'52"E
- 2.2.10 Ownership: The complex is a public property administrated by the Ministry of Education. The land on which it is situated is in the ownership of the Local Public Administration (Soroca Municipality) and is to be transferred to the Ministry of Education.
- 2.2.11 Main stakeholders and responsible authorities:
  - Soroca City Hall
  - Soroca District Council
  - Ministry of Culture
  - Ministry of Education

## 2.3 Needs and requirements

The complex has the capacity to become the largest education hub in the region, offering various activities that go beyond the official curriculum. The college administration has ambitions for the centre, planning to offer continuous professional development to students from the city and from surrounding localities. It will become a skills training centre, where students can improve specific skills and gain indepth knowledge of their topic. It also has the potential to diversify its educational and cultural offer, attracting members of the community beyond the institution and the region

The site is in urgent need of restoration and conservation, especially its historic components. It also needs an integrated development vision which can incorporate complementary uses and partnerships, ensuring sustainable long-term use.

### 3. Constraints and opportunities

### 3.1 Statutory protection / Constraints

The "Mihai Eminescu" complex is a historic monument of national importance and any intervention on the site will be undertaken in accordance with its status. All works (construction, modernization, modification, consolidation and repair) will be executed according to designs developed by authorized individuals or legal entities and approved by certified verifying professionals. The Technical Project will be developed according to an established procedure in compliance with normative documents, the existing architectural and technical arrangements laid out in the Certificate of Urbanism issued by the authorized body of the local government and based on the Notice of the Ministry of Culture. [Paragraph 1 Article 13 amended by Law nr.509-XIV of 15.07.99]. The implementation of unverified projects and execution details is prohibited. Conservation and restoration works will be approved and co-ordinated with the Ministry of Culture. Any activity that could have an impact on the integrity of the buildings will be co-ordinated with the advisory service provided by the Ministry of Culture.

The "Domnita Ruxandra" building is an architectural and artistic monument listed at a national, and thus requires great care in the approach used for its restoration, using only highly qualified experts. According to best-practice principles of restoration and rehabilitation, high quality materials and technologies must be used, so as to not have a detrimental affect on authenticity.

Other specific constraints include the site location: it is in area with active landslide risks (next to the "Bechir's Cliff" natural reserve) and in the Protected area of the Nistru river (1000 m from the riverbank according to Moldovan regulations).

### 3.2 Opportunities for enhanced existing use and re-functioning

The complex is currently used at less than a third of its full capacity, especially the area(A) which is completely non-functional during the coldest months of the year. The restoration project capitalizes on various opportunities for enhancement and adaptive reuse of the existing heritage of the college from the perspective of creating an important education hub. These include:

For the "Domnita Ruxandra" (A) area:

- establishment of a centre of continuous training for teaching staff across the Soroca District and beyond;
- setting up a media library with the capacity to serve enrolled students and external visitors;
- improvement of the concert hall to be able to host concerts and musical events;
- photography and film studio (currently closed);
- entertainment, alternative music and arts venue in the basement.

For the "Xenopol" (**B**) area:

- centre for continuous training;
- hosting small and large-scale cultural events (dance, theatre, music);
- hosting sports competitions;
- conference halls to be used by the college and by the whole community;

- research and laboratories, experimental arts and crafts;
- exchange of experience, academic residence;
- organization of various cultural and creative activities in collaboration with other organizations.

For the (**C**) area:

- outdoor sports activities (the stadium and other open spaces);
- workshops and studios for various activities.

For the (**D**) area:

- dormitory, residence.

## 4. Description of the Project

### 4.1 Outline of the Project

### 4.1.1 Project scope and objectives

The main scope of the project is to enhance the "Mihai Eminescu" college complex in the context of reaffirming its role as a regional education hub.

The main target group of the project are the young people (13-23 years) from Soroca city and from the district.

The specific objectives are:

1. Enhancement of the educational offer of the college for students and for continuous training, according to the needs of contemporary society;

- 2. Rehabilitation of the college's heritage and improvement of its physical infrastructure;
- 3. Attracting new complementary creative and educational uses;
- 4. Increasing the visibility and the attractiveness of the institution within the local community and region;
- 5. Creating new partnerships based on culture and education;
- 6. Increasing the level of local community involvement and co-operation.

## 4.1.2 Desired results

The rehabilitation project will have social benefits and effects for the college and for the whole city. The quantitative results listed below refer to the first phase of the project implementation, the restoration of the "Domnita Ruxandra" (A) area.

### Quantitative results:

- 1. The "Domnita Ruxandra" and the library buildings are restored.
- 2. 15 new permanent working places are created, with the possibility of creating another 10-20 temporary working places.
- 3. Appropriate, modern study and extracurricular activities are created for c.2,000 students.
- 4. Over 600m<sup>2</sup> of unused spaces (including classrooms and basement) are enhanced and exploited for education and mixed activities.
- 5. The revenue of the institution is increased by €30,000 per year.

- 6. The number of students is increased by 300-500.
- 7. 500 metres of access road to the building is renovated.

### Qualitative results:

- 1. Increased attractiveness for foreign investors, within and outside the college.
- 2. Increased attractiveness and visibility for students and professors from the region.
- 3. Increased prestige of the college at national level.
- 4. Increased quality and diversity of studies.
- 5. Increased level of education and culture of the students and of the community.
- 6. Increased level of tolerance and involvement within the local community; enhanced intercultural exchange.
- 7. Positive effect on surrounding areas (the neighbouring park, the road infrastructure).
- 8. A positive example for other education facilities.
- 9. Increased quality of life and reduced brain-drain from the city.

### 4.1.3 Broad summary of the vision for the site

The project foresees the modernization of the institution and its transformation into and important regional education hub. The process implies, on one side, the rehabilitation of the heritage and physical infrastructure of the college, and on the other, functional adaptation of some of its rooms / facilities by attracting new specializations. The activities of the project include defining mixed and temporary functionality and ways to generate forms of collaboration focused on education, scientific research and culture. Broader opportunities and social impact include enhancement of the cultural life, thus increasing the attractiveness and economic development of the city.

## 4.2 Elaboration of the project

### 4.2.1 Assessment of activities

The Rehabilitation project is foreseen to be implemented over a period of 6 years. The suggested timeline and phasing is general, with detailed description of the activities for the (A) area:

Phase 1 - rehabilitation of the "Domnita Ruxandra" area (19, Ion Creanga St. area A) - Years 1, 2, 3, 4

- Phase 2 (in parallel with Phase 1) Rehabilitation of the Former Military Dormitory (10, Malamud St. area D) Years 1, 2
- Phase 3 Rehabilitation of the "Xenopol" High School (22, Malamud St. area B) Years 4, 5
- <u>Phase 4</u> Rehabilitation of area C (20, Malamud St.)– Years 1-6 (the stadium should be repaired in the first year, the auxiliary buildings could be repaired later)

### Detailed description of activities for Phase 1 - rehabilitation of the "Domnita Ruxandra" (A) site:

(for timeline and budget, please see Annex 3)

Activity I

Name of activity: Organization of the Launch Conference

Timeline: first month of the project implementation

Description: The Launch Conference will be organized by partners with participation of various stakeholders: the funders, the partners, local NGOs, local and national press, cultural

institutions, civic actors and local residents. The scope of the activity is to present the main objectives of the project, the main activities and desired results, steps and timing. The conference should be used as an opportunity to attract potential funders and partners and to popularize the project through various tools.

Deliverables: publications, press release Estimated costs: €500

## Activity II

Name of activity: Development of the Task Book (project specifications)

Timeline: 2 months

Description: The Task Book will be produced by an expert based on the Feasibility Study at the request of the beneficiary (The Ministry of Education). It should contain specifications and references, steps and suggestions for the Rehabilitation Project. It is to be approved by the beneficiary and by the Ministry of Culture.

*Deliverables:* Task Book produced and approved by partners *Estimated costs:* €1,200

Activity III

Name of activity: Production of the Technical Rehabilitation Project

Timeline: 8 months

Description: This activity will be contracted out and include the following steps:

- Organization of a tender for development of the project design. To qualify, previous experience restoring monuments of national importance is mandatory
- Obtaining the Certificate of Urbanism (including the co-ordination of the preliminary design with the Ministry of Culture, required notices from involved authorities, technical expertise of the buildings)
- Developement of the project documentation
- Obtaining the Authorization for Construction (including the co-ordination of the project with the Ministry of Culture and other involved authorities)

*Deliverables:* The Rehabilitation Project for site (A) is completed and approved by partners *Estimated costs:* €140,000

Activity IV

Name of activity: Restoration works for the "Domnita Ruxandra" (A) site

Timeline: 30 months

Description: As part of the Activity, a tender for restoration works will be prepared. A contract for carrying out restoration works will be signed and all necessary authorizations obtained. The procedure will take c.3 months. Following this, restoration work will start, according to the provisions of the technical project. In order to ensure appropriate works, a certified technical expert will be appointed to oversee quality implementation, until the finalization of the activity.

*Deliverables:* The site is restored according to the specifications set out in the Rehabilitation Project *Estimated costs:* €2,343,000

Activity V Name of activity: Equipment of the "Domnita Ruxandra" building

### Timeline: 4 months

Description: This activity will be contracted out. It includes the organization of a tender the equipment project design and implementation. It could be organized in partnership with various funding bodies and organizations.

*Deliverables:* The halls of the school are equipped with modern furniture and devices *Estimated costs:* €50,000

### Activity VI

Name of activity: Organization of project management, monitoring and evaluation

*Timeline:* Years 1, 2, 3, 4 throughout the project implementation

Description: Monitoring activities will be organized throughout the process by the implementation team, the procedure will be defined by the main funding partner. This will include working and monitoring meetings, during which the progress of the project will be examined in terms of expenditure, use of resources, implementation of activities, delivery of results and arising risks. Working meetings with partners will be organized as required. During these meetings, activity reports will be presented, actions for risks mitigation will be proposed and official reports will be developed. Informative notes and narrative and financial reports in accordance with the requirements of the donors will be developed.

Deliverables: Financial and narrative reports, according to the requirements of the funder Estimated costs: €49.800

### Activity VII

Name of activity: Capacity building

*Timeline:* Throughout the project implementation

Description: a series of trainings and study visits are to be organised for the college management staff, during which good practices will be presented and explained. This will also include exchange of experience with other colleges from European countries, summer schools with craftsmen, etc.

Deliverables: 1 study visits, 2 workshops and 1 summer school organized Estimated costs: €10,000

Activity VIII

Name of activity: Organization of Promotional Activities

Timeline: Years 2, 3, 4 throughout the project's implementation

- Description: During the project implementation, the implementation team will ensure constant visibility and communication through various tools: mass media and social media, blog, promotional leaflets and brochures, community fundraising (e.g. student marathons, etc.).
- Deliverables: 1 project leaflet, 1 project blog, social media pages, 2 brochures, press releases, reportages at local and national TV stations, 2 events organized

Estimated costs:€ 9,000

Activity IX Name of activity: Final conference Timeline: last month of the project implementation Description: The final conference will be organized by partners at the end of the project. It should be used as an opportunity to promote the project activities and present its main outcomes. Deliverables: publications, press release Estimated costs: €500

Total estimated, activities 1-9 – €2,604,000

### 4.2.2 Budget appraisal

The total estimated cost for the restoration of the whole complex (Phases 1-4) is €4,083,000. Detailed calculations have been made for Phase 1 – rehabilitation of the "Domnita Ruxandra" (A) area (Annex 4).

## <u>Phase 1 – Rehabilitation of the "Domnita Ruxandra" (A) site (including landscape improvement</u> and rehabilitation of the library) – 2,604,000

### Summary of necessary technical drawings and their costs:

*Technical Restoration Project*, including: Architectural Restoration Project, Interior Furniture and Equipment Project, Structural Engineering Project, Water Supply and Sewage Project, Electrification Project, Heating and Ventilation Project, Artistic Lighting Project – 140,000 EUR

# Broad assessment of necessary works and expenses for the "Domnita Ruxandra" building, including landscape improvement:

No	Description of restoration works (according to the restoration project)	Estimated	Estimated
		costs,	costs, €
		MDL	
1	Demolition of auxiliary constructions from the courtyard		2,000
2	Full disassembly of the roof with necessary consolidation measures for the roof substructure		115,000
3	Consolidation of the slabs and main structure as necessary		250,000
4	Reconstruction of the roof according to the original design of the building		400,000
5	Repair and restoration of the windows		140,000
6	Utility equipment		
	Ventilation system – replacement and adjustment of the existing system		30,000
	Heating system – replacement of the existing heating system, construction of		180,000
	the new boiling room (installing modern bio-efficient heating systems on pellets)		
	Water supply – repair of the existing water supply system		80,000
	Sewerage – renovation of the existing system		15,000
	Electrical equipment – adaptation of the existing system to meet modern requirements		40,000
7	Interior and exterior finishes		
	Plasters		422,000
	Floors – repair and restoration of the wooden floors and of the ceramic		150,000
	pavement of the floors according to the original appearance		
	Restoration of the stair railings		7,000
	Ceilings – restoration of the ceilings with maintenance of the gypsum		30,000

	decorations	
	Painting of the façades, interior walls and ceilings	50,000
8	Repair and restoration of the doors	25,000
9	Interior furniture and equipment	50,000
10	Landscape improvement	80,000
11	Restoration of the fence, including iron decorations	17,000
12	Exterior lighting (including street, artistic and pedestrian lightning)	45,000
13	Access roads rehabilitation: Ion Creanga str. –170m Malamud str 140m	65,000
14	Total estimated costs*	2,193,000

### Summary assessment of the restoration works and costs for the library: €150,000

Works include:

- full disassembly of the roof with necessary consolidation measures for the roof substructure
- reconstruction of the roof
- consolidation of the slabs and main structure as necessary
- repair and restoration of the windows and doors
- utility equipment
- waterproofing of the basement
- plasters and painting

\*All costs are estimates and will be finalised after the Restoration Project's plan has been produced

### Phase 2 – Rehabilitation of the Former Military Dormitory (10, Malamud St, area D) ~ €100, 000

Summary of necessary technical drawings and restoration works:

- scaffolding works;
- elaboration of the Technical Restoration project;
- consolidation and rehabilitation works.

### Phase 3 – Rehabilitation of the "Xenopol" High School (B area) ~ 1,000,000 EUR

Summary of necessary technical drawings and restoration works:

- elaboration of the Technical Restoration project;
- rehabilitation of the Xenopol High School and its annex;
- insulation works for the dormitory;
- landscape improvement of the courtyard;
- street and artistic lighting.

### Phase 4 – Rehabilitation of the C area: ~ 500,000 EUR

Summary of necessary technical drawings and restoration works:

- elaboration of the Technical Restoration project;
- rehabilitation of the auxiliary buildings;
- improvement of the stadium;
- landscape improvement of the courtyard;
- street and artistic lighting.

## 4.2.3 Listing of possible funding sources

In order to attract investment for restoration works, the following financing bodies can be considered:

- national and regional development funds;
- international and cross-border cooperation funds;
- grants and subventions;
- local funds of the city and of the district of Soroca.

## 4.2.4 Investment recovery assessment

For the "Domnita Ruxandra" (A) area:

- extracurricular activities and training courses;
- media library, paid services for external visitors to the college;
- venue rental for events.

## For the whole complex:

- sports and dance competitions;
- masterclasses and workshops;
- co-working space;
- media lab;
- open-air events with children;
- summertime hostels in students' dormitories.

## 4.2.5 Expected environmental and social impact

## These include:

- the institution's reputation as local and regional education hub is enhanced;
- exchange of experience among local and international education institutions;
- increased quality of education, greater involvement of the students and teachers;
- enhancement of the image of the city as a regional educational centre;
- increased number of students;
- diversification of the educational programme, including alternative courses;
- increased quality of life in the city;
- diversification of the cultural, social and entertainment offer in the city; developed creative activities;
- reduced brain-drain and workforce exodus from Soroca;
- better social inclusion;

- Enhanced image of the city as a tourist destination inclusion of the building in local touristic routes;
- the college will serve as good example and inspire other educational institutions in the city and region.

### 4.2.6 Risks

Referring to the restoration process of the building:

- inappropriate interventions on the structure and elements of the building;
- unqualified staff and expertise, outdated technology, lack of skills in the field of monument restoration;
- use of outdated and inappropriate technologies and materials;
- failure to comply with internationally accepted methods and practices in restoration;
- natural phenomena landslides;
- thermal fluctuations.

### Concerning the investment project:

- financial issues, high restoration costs;
- failure to define and implement a sustainable vision for the development of the complex;
- failure to secure funding;
- failure to recover the investments and foreseen expectations;
- lack of fruitful co-operation between partners.

### Concerning the post-restoration management

- inefficient use of the restored facilities;
- vandalism, looting, poor education of the students;
- lack of qualified teaching staff;
- inappropriate use of surrounding buildings;
- inadequate institutional support;
- over-intensive use and visits.

### 4.3 Development scenarios

There are various scenarios possible for the development of the site.

- No action: the worst-case scenario. This will lead to continuous and irreversible deterioration of the building, greatly increasing the costs of future restoration or will lead to complete loss of the monument.
- Conservation of the site. In the event of failure to secure funding and / or to define a sustainable future use, the building will be preserved until proper circumstances.
- Restoration: the proposed scenario. The action includes all activities described above, including training for the teaching staff and visibility and promotion activities.

### 4.4 Management and sustainability

The rehabilitation project will be implemented by a Project Implementation Unit (PIU), responsible for planning, organizing the process, monitoring and visibility. The PIU is composed of long-term and short-term experts responsible for delivering certain tasks within the project, such as regular internal meetings to ensure the project runs efficiently according to its planned schedule. Highly specialized activities will be followed by a specific co-ordinator, who is supervised and supported by the main expert.

The PIU will include the following permanent members:

- a representative of the Ministry of Education, responsible for managing and coordinating activities at national level. His/her responsibilities will also include promoting and visibility actions at national level, as well as coordination of legal procedures in order to ensure successful implementation.
- a representative of the Ministry of Culture
- a Project Manager, representing the main investing partner. The Project Manager is responsible for co-ordinating the project activities, including organizing promotional activities.
- a local coordinator, representing the "Mihai Eminescu" college, nominated by the institution's leadership.

The PIU will also include local and national experts contracted for specific tasks according to the project's needs.

### 4.5 Assessment of viability

The action will have a positive social impact on the local community, especially on the younger generation. The College will become an important education hub with positive effects in other complementary fields such as culture, creativity and social innovation.

The college will be able to provide a high-quality environment, increasing the quality of the educational experience, enhancing the institution and the city as a whole. As long-term side effects, it is expected that the rehabilitation will lead to increased social responsibility, reduced emigration and braindrain and encourage new investments as well as additional research, cultural and creative activities.

The action will also contribute to the development of local tourism, as the "Domnita Ruxandra" building has a unique heritage and architectural value as a part of the XIX-th century Soroca city. It has the potential to be included in local and regional touristic routes.

## **SWOT Analysis**

Strengths	Weaknesses
<ul> <li>Architectural monument of outstanding heritage value</li> <li>Continuity in function as an educational complex</li> <li>Good location in the centre of the city</li> <li>Motivated managing staff</li> <li>A diverse target-group</li> <li>Potential to develop a professional platform for the children and teachers</li> <li>High capacity venues, able to host varied education activities (largest sports hall in the city, the hall with best acoustics in the city, etc.)</li> </ul>	<ul> <li>Poor physical condition of the main historic building and other auxiliary buildings</li> <li>Outdated equipment and facilities</li> <li>Lack of available funds</li> <li>Lack of an integrated development vision for the complex</li> <li>Poor institutional capacity</li> <li>Inefficient use of existing assets</li> <li>Poor visibility beyond the institution (the activities are not visible at country level)</li> <li>Lack of fruitful partnerships and co-operation with other organizations</li> </ul>
Opportunities	Threats
<ul> <li>Increase awareness of heritage values among the local community</li> <li>Attract students from the region by widening the educational offer</li> <li>Increase interest of authorities and investors towards historic buildings and sites</li> <li>Plentiful opportunities for potential partners, including international (other universities and colleges)</li> <li>Development of tourism services in the city – the college could become a touristic attraction</li> </ul>	<ul> <li>Lack of efficient co-operation among partners</li> <li>Lack of support from local and national authorities</li> <li>Political instability</li> <li>Defective implementation of the legislation</li> <li>Lack of skills for project management</li> </ul>

Although the weaknesses and threats of the investment project are important issues which need to be carefully addressed, the potential of rehabilitation outweighs them and the benefits for the local community are significant.

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The State archive of the city of Soroca Cadaster plans of the College "Mihai Eminescu"

### Internet:

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## Annexes



# Annex 1 – location of the College site in the city

# Annex 2 – detailed description of the college components

# A area - 19, Ion Creanga Street

	Cadastre No of the land: 78011				Neter
No	Picture	Summary of the physical condition (very bad to good)	Condition Risk Assessm ent A-H	Priority for intervention – High/Medium/ Low	Notes
1	Cadastre No: 7801111.483.01           Current use: education           Total usable area: 1165.3 m <sup>2</sup>	Bad	С	High	The main building of the complex, "Domnita Ruxandra" housing the concert hall has the best acoustics in the city. Functional only during the warm months of the year. Even though the building is currently exploited, the fact that it is not connected to public services and the damaged roof slab in some rooms significantly limit college activities.
2	Cadastre No: 7801111.483.02 Current use: library bookstore Total usable area: 321,2 m <sup>2</sup>	Satisfactory	D	Medium	One-story building dating to pre- 1911, with 80cm stone walls. It is used as for library storage for the college complex.
3	Cadastre No: 7801111.483.03 Current use: education Total usable area: 171.7 m <sup>2</sup>	Very bad (ruined)	N/A	N/A	Currently completely ruined building; previously it was used as a part of the complex
4	Cadastre No: 7801111.483.04 Current use: auxiliary Total usable area: 34.0 m <sup>2</sup>	Very bad (ruined)	N/A	N/A	Currently completely ruined building; previously it was used as auxiliary
5	Cadastre No: 7801111.483.05 Current use: auxiliary Total usable area: 36.0 m <sup>2</sup>	Very bad	С	Low	Toilet

B area - 22, Malamud street Cadastre No. of the land: 7801111.449 Total area: 1.0002 ha

No	Picture	Summary of the physical condition (very bad to good)	Condition Risk Assessm entA-H	Priority for intervention – High/Mediu m/Low	Notes
1	Cadastre No: 7801111.449.01 Current use: education Total usable area: 1488.8 m <sub>2</sub>	Satisfactory	E	Medium	The former "Xenopol" high school for boys
2	Cadastre No: 7801111.449.02 Current use: student dorm Total usable area: 567.5 m <sup>2</sup>	Good	G	Low	A 5-story dormitory with 99 rooms and 200 beds, recently renovated
3	Cadastre No: 7801111.449.03 Current use: education Total usable area: 1067.4 m <sup>2</sup>	Satisfactory	D	Medium	Building housing the largest sport hall in Soroca, also the only dance hall in the district suitable for dance competitions; the most recent added building to the main building Xenopol
4	Cadastre No: 7801111.449.04 Current use: auxiliary Total usable area: 26.0 m2	Bad	С	Low	Toilet

C area - 20, Malamud street Cadastre No. of the land: 7801111.448 Total area: 0.8338 ha

No	Picture	Summary of the physical condition (very bad to good)	Conditi on Risk Assess ment A-H	Priority for intervention – High/Medium/ Low	Notes
1	Cadastre No: 7801111.448.06 Current use: education Total usable area: 472.1 m <sup>2</sup>	Satisfactory	E	Medium	Boiler rooms in the basement, serving the whole complex; study halls (voice classes) at the first and second floors
2	Cadastre No: 7801111.448.01 - 483.2 m <sup>2</sup> 7801111.448.02 - 326.5 m <sup>2</sup> 7801111.448.03 - 252.3 m <sup>2</sup> 7801111.448.04 - 304.8 m <sup>2</sup> Current use: education	Bad	С	Low	Auxiliary buildings with various previous uses (administrative, dormitory, classrooms, workshops, technical)
3	Cadastre No: 7801111.448.05 – 125.8 m <sup>2</sup> 7801111.448.07 – 71.5 m <sup>2</sup> 7801111.448.08 – 31.0 m <sup>2</sup> Current use: auxiliary	Bad	С	Low	Technical buildings

D area – 10, Malamud Street Cadastre No. of the land: 7801111.417 Area of the land: 0.2665 ha

No	Picture	Summary of the physical condition (very bad to good)	Conditi on Risk Assess ment A-H	Priority for intervention – High/Medium/ Low	Notes
1	Cadastre No: 7801111.417.05 Current use: residential-ruined Total usable area: 170.8 m <sup>2</sup>	Very bad (70% ruined)	A	High	Former military dormitory, currently ruined. The building is surrounded by private apartments. The site is highly hazardous to local residents

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# Annex 3 – Detailed description of Activities Phase I, timeline, budget and responsible entities



Annex 4 – plans of the "Domnita Ruxandra" (A) site

General plan of the "Domnita Ruxandra" (A) site



Floor plan of the gymnasium, image from the Soroca archive, 1972



Floor plan of the library / bookstore, image from the Soroca archive, 1972

## Annex 5 – historic pictures



The Gymnasium for girls, the pre-war period



Image of Soroca, beginning of the XXth century. The building of the Gymnasium for girls in the foreground



Pedagogul Nadejda Radțibor cu un grup de liceiste, 1930-1934, Soroca

A teacher with a group of students of the "Domnita Ruxandra" high school during 1930-1934



The "A.D. Xenopol" high school for boys during the interwar period



The main façade of the "Domnita Ruxandra" building (A area)



View from the courtyard of the "Domnita Ruxandra" building (A area)



The bookstore in the (A area)



The concert hall in the "Domnita Ruxandra" building (A area)



View from the courtyard of the "Domnita Ruxandra" building (A area)



Walls and ceiling decorations in the "Domnita Ruxandra" building (A area)

# Annex 6 – additional images



Floors ceramic decorations and architectural details in the "Domnita Ruxandra" building (area A)





The foreign languages laboratory in the "Domnita Ruxandra"

An abandoned dance hall in the "Domnita Ruxandra" building



The basement of the "Domnita Ruxandra" building used to be used for entertainment (night club). Today it is unused



The largest sports hall in the city is situated in the "Xenopol" building



The computer lab in the "A. D. Xenopol" building