

Community-led Urban Strategies in Historic Towns (COMUS)

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Community-led Urban Strategies in Historic Towns (COMUS)

Chiatura Former Pioneer Palace and Park  
Rehabilitation Project

Feasibility Study



Chiatura  
Georgia  
2017

## Foreword

The “Community-led Urban Strategies in Historic Towns” (COMUS) is a joint two-year program developed by the European Union and the Council of Europe, which is implemented in five countries: Armenia, Azerbaijan, Georgia, Moldova and Ukraine. COMUS promotes cooperation between Ministries and other local partners of the countries participating in the program to support reinvestment into historic towns. The project is implemented in nine towns where trial target works are performed to improve living conditions of citizens, support social integration and facilitate sustainable development. The activities are based on the principle of inter-disciplinary local development, which does not imply turning the town into a subject of technical conservation or rehabilitation, but converting its capabilities into social and economic resources.

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## Summary

Rehabilitation of the former Pioneer Palace and Park is one of the two priority activities and the place of its implementation, in scopes of the project COMUS, was selected in Chiatura. The project includes rehabilitation of the historic building of the former Pioneer Palace and the park adjacent to it. The building of the former Pioneer Palace is constructed in style of social realism; it has a great value and distinctive social significance.

In the Soviet period, the Pioneer Palace used to be a significant educational and cultural institute which was proposing different educational courses to young people residing in the town in addition to their school programs. A Historical and Industrial Museum was functioning in that building. The park surrounding the Palace played an essential recreational function. Social-economic and political transformation that occurred in 1990s had a negative impact on the Pioneer Palace and Park around it. The building and the park area were ruined, the institution was completely destroyed. Activities carried out in the palace ceased, part of them, were still carried out in other buildings.

The project covers territories located in two cadastral units, total area of which constitutes 30,485 square meters:

- Area A: 2 Gagarin st., which covers part of the area of the Pioneer Park and the historical building of the Palace built in 1960;
- Area B: Area adjacent to Gagarin Street that covers an area, which is free from buildings where the Pioneer Park had also been functioning.

This area is municipally-owned and the building is protected by the National Agency for Cultural Heritage Preservation.

The project envisages reconstruction-restoration of the monument of cultural heritage and physical rehabilitation of the park adjacent to it, as well as creation of new institutes having cultural, educational and recreational functions, which will provide services not only to Chiatura, but to the villages adjacent to it and Municipality of Sachkhere. Within the frames of the project creation of a relevant category of new cultural-educational functions and uses was proposed and these functions and uses will support attraction of the wide society. They include:

Area A: The building of the former Pioneer Palace

- Workshop of innovation technologies provided with contemporary equipment and working spaces;
- Multimedia library;
- Meeting, Presentation and Working spaces;

- Chiatura Industrial Museum.

Area B: parking space:

- Zones of active and passive recreation;
- Play grounds for children of all ages;
- Open-air scene spaces for conducting summer concerts and other activities.

Implementation of the project is planned during 4 years. The first stage envisages reconstruction-rehabilitation of the former Pioneer Palace which is caused by the necessity of urgent rehabilitation of the building. The second stage of the project envisages rehabilitation of the park.

The project envisages restoration-reconstruction of the facility which has a high historical, cultural and social significance and creation of new social spaces and institutes that will significantly improve environment around the town and create a relevant cultural and educational resource satisfying contemporary standards and requirements. It will assist in establishing creative and cooperative links in the region and outside its borders.

Approximate total cost of the project is 5,709,900 GEL.

Management of the rehabilitation project will be carried out by the Project Implementation Group, which will coordinate and supervise the process for the purpose of timely and efficient implementation of the project and conduct evaluation of its results and increase visibility of the project. The Project Implementation Group will consist of constant and temporary members. Representatives of the Municipality of Chiatura, National Agency for Cultural Heritage Preservation and sponsor and partner organizations will be involved in the process of management of the project.

The Project will have a significant social impact on local population, especially on its youth. In addition to other expected impacts, living standards of Chiatura will improve significantly and its tourism potential will increase. In the long-termed perspective, the project will probably support improvement of the level of education in the region and increase in migration.



## 1. Introduction

Chiatura is a historical industrial town which is situated in the western part of Georgia and is an administrative centre of the Municipality of Chiatura in Imereti Region. Distance between Chiatura and the capital of Georgia (Tbilisi) is about 200 km and the town is located in the narrow gorge along the river Kvirila. In 2015 Chiatura was selected for participation in the project COMUS that was due to its rich and diversified industrial heritage.

In the nineteenth century, discovering of the field of manganese in the suburbs of Chiatura supported formation of the town as a largest industrial centre. Before the First World War Georgia was the largest country exporting manganese, it covered 50% of the world export of the ore. Georgian ore was used by the largest metallurgic enterprises of Europe and America. Production of manganese occupied one of the central places in the industrial field of the Soviet Georgia. Development of the ore-mining production supported creation of scientific-technological innovations and their implementation not only in the sector of extraction of manganese, but in the sector of processing and transportation of the ore, as well as in the field of social transport.

After the collapse of the Soviet Union, Georgia and Chiatura fell under a negative impact of the deep social-economic crisis. Massive migration of population of the town started in the direction of the capital and outside the territory of the state. For the last 25 years the population of Chiatura has decreased by 56% and by 2014, according to the data of the census, it reached 12 803 people. In Chiatura industrial production was interrupted, the whole infrastructure was ruined, urban spaces were destroyed, scientific activities were interrupted, cultural and educational institutes were destroyed. They included the former Pioneer Palace and the park which had been an integral part of educational, cultural and recreational life of the town. Lessons of song, dance, chess, checks, cinema and photo art, music were conducted and Chiatura Scientific Museum was functioning in the building. And, the park adjacent to the building was actively used by the citizens of the town.

Despite the fact that during the last decades industrial production had been restored and economic revival of the town is evident, a trace of the social and economic impact of the 90s is still seen. 28% of population of the Municipality lives below the poverty line. The town couldn't restore social and educational functions completely and recover civil spaces. Today, the former Pioneer Palace and park are not functioning. The building is partially destroyed, the adjacent territory is derelict. Part of activities conducted in the building are suspended, or continue in the narrowed form in other buildings.

This project is selected with the account of expected high social influence and artistic and historical significance of the facility.

Feasibility Study of the project of reconstruction-restoration of the building of the Pioneer Palace and park is oriented on the architecture of the Palace and landscaping of the park. The former Pioneer Palace was built in style of social realism and in 2015, by the request of the population it was awarded with a title of a monument of cultural heritage. Despite the fact that the area is not functioning completely and the building is in poor physical condition, citizens still see significance of the building. Citizens of the town are still expecting that the area will restore the primary educational and recreational functions. The project aims to preserve a monument of local cultural heritage and adding new educational and cultural functions to it, which will support social and economic development of the town. It is expected that implementation of the project will significantly increase the living standard of the town, create a kind of important educational, cultural and recreational centre which will attract many students and residents to the region.

The Feasibility Study consists of five general parts and includes detailed description of the facility, characterization of opportunities for further development, aims of the project, planned activities and expected impacts, information about the timeframe which is necessary for implementation of the project, key participants and estimation of the project. The document is attached with maps and photo pictures reflecting the existing condition.

The Feasibility Study was prepared by a local expert who received consultations from local specialists and international consultants of different fields.

## 2. Description of the facility

### 2.1. Description of the site and its parts

Chiatura Pioneer Palace and the Park were built in 1960. In the soviet educational system pioneer palaces had been assigned an additional educational function. Here, circlets, clubs and creative workshops designed for children were functioning. The area consists of two adjacent plots of land owned by the Municipality. Both plots of land primarily united the area of the former Pioneer Park. Nowadays, the building of the Pioneer Palace is situated on one plot of land, and the second one represents a free open-sky space. The area is located on the southern-western plateau of Chiatura near Gagarin Street and is situated on the height of 200 meters from the central part of the town. The area is accessible for all kinds of vehicles; besides, in 2017 completion of rehabilitation of the ropeway is planned which will connect the centre of the town by the shortest way with the former Pioneer Palace and the Park and provide a good transport link (see Annex 1).

**Area A.** Gagarin st. 2 – covers part of the area of the Pioneer Park and the historical building of the Palace which was designed by the architect Konstantine Chkheidze in 1960. Area of the plot of land reaches 20 000 square meters. The building represents one of the most interesting samples of the post-war architecture. A Plan of the three-stored building has a structure in the form of “Y”. Central façade, compositionally, is similar to a theatre in Greek-Roman style. It consists of semi-spherical

amphitheatre which is supported by a semi-spherical colonnade on the whole height of the building. Central axis of the building, on the other side of the main entrance and vestibule, in the back wings, a scene part is located. Side wings of the building and semi-spherical part are designed for rooms and storages of different use. Stone, blocks and reinforced concrete were used as construction materials.

In addition to different circlets and clubs, the Historical and Industrial Museum was located there as well. In 1990s due to the hard political and social-economic situation, an earthquake and lack of care the building remained without functions. Functions of the Pioneer Palace partially were shared by the Chiatura Palace of Culture. Historical Museum and different creative circlets were operating here. Some of the museum materials reflecting the industrial past of the town had been destroyed, and the remaining materials are stored in two rooms of the Complex of the former Manganese.

Nowadays, the building is in a very poor condition, wings of the building, intermediate floors and the major part of the roof are destroyed, doors, windows and floors are dismantled.

**Area B:** Adjacent to Gagarin street - a plot of land equal to 10 485 square meters. The plot covers an area which is free from buildings on which the Pioneer Park was also functioning. Nowadays, the area is completely derelict and badly organized completely. The population uses its part for cultivation of vegetables.

Despite its hard physical condition, the Pioneer Palace and Park have high historical and social value for the town. They are closely connected with memories of citizens of Chiatura about good cultural and educational functionality of the town in the past. Accordingly, the building of the former Pioneer Palace and Park, by the request of the local population, received a title of a monument of cultural heritage in 2015. Current state of the area is a manifestation of the past painful episodes and its rehabilitation has a symbolic importance.

The building and its adjacent area require urgent rehabilitation and modernization to avoid final destroying of the monument. The remaining part of the building must be restored and reconstructed and restore its educational, cultural, and recreational functions in the way enabling to satisfy educational, cultural and recreational needs of the contemporary town.

You can see the information about physical state, risk assessment and levels of intervention in Annex 2.



ჭიათურის ყოფილი პიონერთა სასახლისა და პარკის რუკა  
Chiatura's former pioneer palace and park map

-  ყოფ. პიონერთა სასახლის ტერიტორია, გაგარინის ქ. 2  
Former pioneer palace area, Gagarini st. 2
-  მუნიციპალურ საკუთრებაში არსებული ტერიტორია, გაგარინის ქ.  
Area in municipal ownership, Gagarini st.
-  საბაგირო გზის მშენებარე სადგური  
Cableway Road under Construction
-  სარეაბილიტაციო არეალი  
Rehabilitation area



წყარო: საჯარო რეესტრი

## 2.2. Administrative information

2.2.1. Country: Georgia.

2.2.2. Contact body: Nana Zazanashvili, an independent expert of cultural heritage.

2.2.3. E-mail: [nano\\_zazanashvili@yahoo.com](mailto:nano_zazanashvili@yahoo.com)

2.2.4. Name and address of buildings: former Pioneer Palace and Pioneer Park in Chiatura, address: Chiatura, 2 Gagarin str.

2.2.5. Cadastral number of land plots: 38.10.45.036 and 38.10.45.129.

2.2.6. Type of building / monument/ sight: Area A – an architectural monument.

2.2.7. Main dates: the building was built in 1960 and was functioning till 1997. In 2015 the building was granted a title of a monument of cultural heritage.

2.2.8. Current application: vacant.

2.2.9. Cartographic information: longitude 26°16'52.70"N, latitude: 43°17'2.37"E

2.2.10. Property: municipal ownership by the Municipality of Chiatura.

2.2.11. Main stakeholders and responsible entities:

- Administration of the Municipality of Chiatura;
- National Agency for Cultural Heritage Preservation of Georgia.

## 2.3. Needs and requirements

The Pioneer Palace and Park have a potential to become important educational and cultural centres not only of Chiatura, but generally, of the Municipality of Sachkhere. The Municipality of Chiatura wants to create a relevant, new educational and cultural centre according to adopted contemporary standards, that will support restoration of the tradition of inventing innovative technologies and their implementation in the town. In that centre citizens, especially young people, will have an opportunity to develop their skills in different directions, to improve their professional level and to get acquainted with history of the town better.

The area requires urgent restoration and reconstruction, especially its historical part. In addition, integrated approach for revealing additional aims and prospects of partnership should be created to provide long-termed viability of the facility.

## 3. Restrictions and opportunities

### 3.1. Protection and restrictions

The former Pioneer Palace is a monument of cultural heritage and any intervention into the building and its adjacent territory should be performed according to the mentioned title. The design documentation of the facility should be prepared by a project group composed of highly qualified specialists according to the Law of Georgia On Cultural Heritage, Law On Spatial organization and urban construction, Decree #57 "On the procedure of issuance of permits on construction and terms of permit" issued by the Government of Georgia on the 24<sup>th</sup> of March, 2009, and other legislative acts regulating the field of construction. Restoration and reconstruction works should be coordinated and agreed with the National Agency for Cultural Heritage Preservation. Agreement of the design documentation and issuance of the permits should be conducted on the basis of the above-mentioned legislative acts by local self-government authorities, the National Agency for Cultural Heritage Preservation, and, if required, other state entities which must issue permits for the relevant construction.

The former Pioneer Palace is an architectural monument. Accordingly, in the process of its restoration and rehabilitation attentive approach should be used to preserve authentic parts of the building.

### 3.2. New functions of the building

Nowadays, the former Pioneer Palace and the Park area aren't functioning. However, this degraded area has a great potential to become the best social space of the town. The project of restoration and reconstruction envisages creation of the functions and their new uses that will provide transforming of the historical building and open-air space into the educational, cultural and recreational centre which will be closely connected with the best traditions of the town. It stipulates the following:

#### **Area A: Building the former Pioneer Palace**

- Foundation of the workshop of innovative technologies with contemporary equipment and working spaces;
- Arrangement of the multimedia library according to the contemporary standards;
- Arrangement of assembly, presentation and working spaces;
- Arrangement of the Chiatura Industrial Museum.

#### **Area B: Parking space:**

- Arrangement of zones of active and passive recreation;
- Arrangement of play grounds for children of different ages;
- Arrangement of the open-air scene space for conducting summer concerts and other events.

## 4. Description of the Project.

### 4.1. Contents of the Project

#### 4.1.1. Aims and objectives of the Project

Aim of the project, is to stimulate improvement of the educational, cultural and living environment of Chiatura, preservation of the monument of the cultural heritage, and its further development through rehabilitation of the Pioneer Palace and Park.

The target group of the Project is population of the Municipalities of Chiatura and Sachkhere (in total 77,659 people), especially young people from 6 – to 23 years old.

#### Objectives of the Project:

1. Improvement and activation of the degraded social space;
2. Creation of a viable educational and cultural centre according to contemporary standards and requirements.
3. Restoration of the tradition of creation of scientific and innovative technologies in the region and their implementation.
4. Protection of the monument of cultural heritage by way of its restoration and reconstruction.
5. Deepening creative and cooperative links between young people residing in the region.

#### 4.1.2. Expected results

Correct implementation of the Project will bring many social benefits to the town Chiatura and Municipalities of Chiatura and Sachkhere.

##### Quantitative indicators:

1. The historical building and park are rehabilitated.
2. Contemporary educational and cultural centre is founded where the multimedia library, workshop of innovative technologies and a museum are operating.
3. Educational and cultural programs are developed for children and young people of 6 – to 23 years of age.
4. The centre will provide services to minimum 25 000 visitors.
5. Minimum 30 new working places are created.
6. The building and the area of the park exceeding 31 000 square meter (which is left without any function) are restored and revived.

##### Qualitative indicators:

1. Economic activity is increased on the area and around it.
2. Inclusion of students and citizens into activity of the regional centre is provided.
3. Quality of education and interest in contemporary innovative technologies is raised.
4. Awareness of the town is increased on a national level.
5. Knowledge and interest in industrial heritage of the town are increased.
6. Living standard in the town is increased and migration is reduced.
7. Creative and business links are expanded in the region.
8. Positive impact on neighbouring and adjacent districts is reached.
9. Positive example for other educational and cultural institutes.

#### 4.1.3. Vision

The Project envisages restoration and reconstruction of the facility which has a high historical, cultural and social significance and creation of new social space and institution, which will significantly improve living environment of the town and create cultural and educational resources in the region satisfying contemporary standards and requirements. The process includes physical rehabilitation of the building and the area, and creation of new functions which will bring social and economic benefit to the town, facilitate attracting the interest of young people towards innovative technologies, establishing links in the educational and cultural field and significant increase of their skills and knowledge. Additionally, it will strengthen tourism opportunities of the town.

#### 4.2. Development of the Project

##### 4.2.1. Evaluation of the activities

Implementation of the Project on Rehabilitation and Restoration of the former Pioneer Palace and Park will probably last for 4 years. The proposed timeframes and stages are general. Detailed

description of the activities and the budget are given in the design and estimation documentation necessary for implementation of the first stage of the project. General cost estimate necessary for the implementation of the rehabilitation works was made on the basis of the architect consultations and analysis of the documentation of the previous, already implemented rehabilitation projects.

Stage 1 – rehabilitation of the building of the former Pioneer Palace (Gagarin str. 2), - 1, 2, 3, 4 years.

Stage 2 – (simultaneously with the first stage) rehabilitation of the former Pioneer Palace (adjacent to Gagarin street) – 2,3,4, years.

Stage 3 – (simultaneously with the first and second stages) creation of institutions – 2, 3 years.

**Detailed review of the activities is given for the first and second stages.**

**Stage 1 – Rehabilitation of the building of the former Pioneer Palace (about 1000 m<sup>2</sup>).**

Activity 1.1.

*Name:* Précising and specifying the concept of the centre

*Term:* 1-6 months of the Project

*Description:* The Project Manager Group, in cooperation with representatives of the partner organizations and local specialists, will specify the concept of the centre and its components (museum, multimedia library, workshop), identify possible additional uses and develop guidelines of the exact needs.

*Result:* Guidelines developed

*Expected expense:* 6000 GEL.

Activity 1.2.

*Name:* Preparation of the design and estimation documentation

*Term:* 7-14<sup>th</sup> months of the Project

*Description:* 1.2.1. – on the basis of the Feasibility Study, and with participation of local experts, Terms of Reference will be prepared for announcement of the tender on procurement of the design documentation. Specifications and requirements of the work will be reflected in details in the Terms of Reference. 1.2.2. – The Municipality of Chiatura or any other relevant state institution will announce a tender on procurement according to the applicable legislation of Georgia. The authorized entity will identify the winner sub-contractor and conclude an agreement with him. 1.2.3. The sub-contractor will prepare design and estimation documentation which will include research of the building and its project.

*Results:* Design and estimation documentation is prepared.

*Expected expense:* 106,400 GEL

### Activity 1.3.

*Name:* Fulfilment of physical rehabilitation works of the building.

*Term* 15-38<sup>th</sup> months of the Project

*Description:* 1.3.1. – on the basis of the design and estimation documentation, and with the participation of local experts, Terms of Reference will be prepared for the implementation of rehabilitation works. 1.3.2. – Municipality of Chiatura or any other relevant state institution will announce a tender on procurement according to the applicable legislation of Georgia. 1.3.3. – The sub-contractor will agree the project, according to the applicable legislation of Georgia, with the National Agency for Cultural Heritage Preservation and, in case of necessity, with other competent authorities. 1.3.4. – The selected sub-contractor will conduct restoration and reconstruction works, including:

- dismantling the deteriorated parts and cleaning the area;
- constructional reinforcement;
- arrangement of apertures of roofing, intermediate floors, staircases, floors;
- construction of internal divisions and façade walls according to new functions and uses;
- in case of necessity, supplementing new spaces;
- restoration of authentic unspoiled parts (colonnades, interior of halls, wings);
- arrangement of engineering communications, electric wiring, cooling, air-conditioning and other systems;
- repair works of the façade and interiors (painting, flooring and others).

*Result:* The building is reconstructed and restored.

*Expected expense:* 1,808, 500 GEL.

### Activity 1.4.

*Name:* Equipment of the building.

*Term:* 33-41<sup>th</sup> months

*Description:* Under the supervision of the Municipality of Chiatura and the Project Management Group, the building will be equipped with appropriate equipment, furniture and

other inventory. Museum will be arranged, and the multimedia library and the workshop will be equipped with the inventory and library materials, etc.

*Results:* Completely equipped building.

*Expected expense:* 200,000 GEL.

## **Stage 2 – Rehabilitation of the former Pioneer Park (about 30,500 square meters)**

### Activity 2.1.

*Name:* Preparation of the design and detailed estimation documentation.

*Term:* 23-31<sup>st</sup> month.

*Description:* 2.1.1. With participation of local experts, Terms of Reference will be prepared for announcement of a tender on procurement of the design documentation. Specifications and requirements of the work will be reflected in details in the Terms of Reference. 2.1.2. – Municipality of Chiatura or any other relevant state institution will announce a tender on procurement according to the applicable legislation of Georgia. The authorized entity will identify the winner sub-contractor and conclude an agreement with him. 2.1.3. The sub-contractor will prepare design and estimation documentation which will include research documentation and the project of the park located on the area of 30,500 square meters.

*Results:* Design and estimation documentation is prepared.

*Expected expense:* 301,500 GEL.

### Activity 2.2.

*Name:* Fulfilment of physical rehabilitation works of the parks

*Term:* 31-46<sup>th</sup> months

*Description* 2.2.1. – on the basis of the design and estimation documentation, and with the participation of local experts, Terms of Reference will be prepared for implementation of rehabilitation works. 2.2.2. – The Municipality of Chiatura or any other relevant state institution will announce a tender on procurement according to the applicable legislation of Georgia. 2.2.3. – The sub-contractor will

agree the project, according to the applicable legislation of Georgia, with competent authorities. 2.2.4. – The selected sub-contractor will conduct restoration and reconstruction works, including:

- engineering and communication systems;
- walking and velodromes;
- external illumination;
- landscaping;
- zones of active and passive recreation;
- arranging playgrounds for children of different ages;
- a scene for organizing different cultural events
- parking infrastructure, furniture and so on.

*Result:* Physical rehabilitation of the park

*Expected expense:* 2,208,500 GEL.

**Approximate general cost of the project – 5,709,900 GEL/ about 2,196, 500.00 EUR.**

(Please see timelines, stages and the budget in Annex 3).

#### 4.2.2. Cost estimate

The detailed calculation is prepared for pre-design and design works. The calculation was made for the architectural and technical part of the building (Activities 1.2.3.).

List of technical drafts and amounts of the project on restoration and rehabilitation of the building			
Nº	Name of the design work	GEL	~€
1	Geological research	4,600	1,800

2	Conclusion on constructional sustainability	1,500	600
3	Research of engineering networks	700	270
4	Preparation of the topographic plan	1,000	390
5	Restoration and reconstruction of the facility (building-1000 v2)		
	Works on measuring drafts (Lines and details of structuring in the scale)	6,000	2,300
	Reconstruction and Restoration Project	45,000	17,300
	Technological design	2,600	1,000
	Constructional design	2,600	1,000
	Engineering network design	2,600	1,000
	Electric wiring design	2,600	1,000
	Draft, plan – schedule of conducting of works	900	350
	Estimation documentation	2,500	960
	<b>Total</b>	<b>64,800</b>	<b>24,910</b>
6	Taxes and additional expenditures	32,300	12,430
	<b>Total amount</b>	<b>104,900</b>	<b>40,400</b>

#### 4.2.3. Possible sources of financing

Funds required for the project may be attracted from the following organizations:

- Municipal Development Fund;
- Ministry of Science and Education;
- LEPL “Children and Youth Development Fund”;
- Georgian Innovations and Technologies Agency;
- National Agency For Cultural Heritage Preservation;
- International Grants;
- Municipality of Chiatura.

#### 4.2.4. Opportunities for justification of investments

- Fees for educational courses;
- Amounts received from selling tickets of the Museum;
- Space leased for the organization of the events;
- Membership fee of the multimedia library.

However, while determining the tariff policy, attention should be paid to the hard social background in the Municipality, calculation of tariffs should be carried out very carefully, desirably on the basis of the previous sociological research.

#### 4.2.5. Expected influence

- Skills of young generation will be improved and their level of knowledge will increase;
- Creative and professional links in the region will improve;
- Level of educational and cultural organizations will improve;
- Level of social spaces will improve and the living standard in the town will increase;
- Industrial cultural heritage of Chiatura will be popularized;
- Level of awareness of the population about significance of the industrial heritage will increase among population;
- Touristic image of the town will strengthen;
- Migration rate will decrease.

#### 4.2.6. Risks

##### *Administrative and financial issue:*

- Failure to attract funds or insufficient funds will be mobilized, which will hinder high-quality implementation of the project;
- Weak coordination between participants of the Project;
- Failure to efficiently manage rehabilitation of the project;
- Failure to develop and implement the vision for the sustainable development of the centre.

##### *While implementation of the rehabilitation works:*

- Failure to ensure sustainability of the building and preserve its authentic parts due to physical condition of the building;
- Significant increase in the cost of the restoration and reconstruction of the building after its detailed expertise;
- Failure to select highly qualified specialists for designing and rehabilitation works;
- Irrelevant, unjustified, inconvertible intervention.

##### *Upon implementation of the project:*

- Non-existence of the view of sustainable development of the institution;
- Unsatisfactory quality of educational and cultural programs;
- Incorrect management;
- Insufficient financing and support;
- Incorrect tariff policy;
- Lack of qualified staff;
- Irrelevant maintenance of the facility.

## 4.2. Development scenarios

We can present some scenarios of the development of the facility:

**1. Leave it as it is:** leaving the building and the open territory adjacent to it without functionality will worsen current physical condition of the facility, cause its irrevocable degradation, that will increase rehabilitation expenditures.

**2. Rehabilitation of the park and conservation of the residence:** This scenario envisages arranging general infrastructure of the park, removal fallen parts of the building from the area and conservation of the building. In this case, the area will be partially regenerated and the potential of the facility and the area won't be used completely, the educational and cultural institution of regional significance won't be created.

**3. Complete rehabilitation** – the proposed scenario: the social space of the complex will be created in the town which will have educational, cultural and recreational function. A monument of cultural heritage will be preserved and it will bring the above-stated benefit.

## 4.4. Management and sustainability

### 4.4.1. Management of the project

The Rehabilitation Project will be managed by the Project Implementation Group which will coordinate and supervise the process for the purpose of its timely and efficient implementation and evaluate results of assessment and increase the visibility of the project. The Project Implementation Group will consist of permanent and temporary members. Representatives of the Municipality of Chiatura, the National Agency for Cultural Heritage Preservation, and sponsor and partner organizations will be constantly involved in management of the project.

In the process of management of the project local specialists will be invited and under the supervision of the project coordinator, they will render expert assistance to the group in connection with specific issues (prepare the concept, create educational programs, estimate restoration works, strengthen touristic attractions and so on).

### 4.4.2. Future management of the facility

On the national basis the facility is supervised by the National Agency for Cultural Heritage Preservation.

In the process of the project a non-commercial legal entity subordinated to the Municipality will be founded which, upon completion of the project, will receive the management function of the centre. In addition, the project envisages preparation of the detailed institutional structure of the organization, recruitment of employees and their professional training with the assistance of local and international experts.

In this case, proper functionality of the facility, sustainability and public availability will be provided.

#### 4.4.3. Expected costs

Estimated annual costs of maintenance and operation of the park and the centre include salaries of the employees, expenses necessary for the maintenance, renovation of the park and the building and utility fees.

<b>Estimated annual costs of maintenance and operation of the park and centre</b>			
<b>№</b>	<b>Description of the activity</b>	<b>GEL</b>	<b>~ €</b>
1	Maintenance of the building (repair works, utility fees, necessary inventory for operation and son on)	120,000	46,200
2	Maintenance of the park (maintenance of vegetation, repair works, cleaning, utility costs and so on)	90,000	34,600
3	Salaries of the employees (30 employees)	198,000	76,000
	<b>Total amount</b>	<b>408,000</b>	<b>156,800</b>

#### 4.5. Viability Assessment

The activities will have a significant social impact on the local population. The educational centre satisfying contemporary standards will become a significant educational and cultural centre of the town and the whole region. Degraded spaces of the town will be regenerated that, in its turn, will increase the living standard in the town.

High quality education resources will become accessible for the population of Chiatura, the level of knowledge will increase and educational and creative links of the region will strengthen that, in the long-term perspective, will be supplemented by decreasing of migration, activation of economic and cultural life in the town.

The project will have a positive impact on strengthening the potential of the town. The former Pioneer Palace and Industrial Museum located there will create a new place of touristic attraction (sightseeing).

#### SWOT-analysis

<b>Advantages</b>	<b>Disadvantages</b>

<ul style="list-style-type: none"> <li>- Sights of the town (a monument of cultural heritage);</li> <li>- Accessible location (for all kinds of vehicles);</li> <li>- Broad target auditory;</li> <li>- Large interest of the population in the facility;</li> <li>- Large potential to become main educational, cultural and recreational space of the town;</li> <li>- Municipal property.</li> </ul>	<ul style="list-style-type: none"> <li>- Poor physical condition of the area of the building and the park;</li> <li>- Absence of financial resources;</li> <li>- Lack of the municipal budget;</li> <li>- Volume of the funds required for the implementation of the project.</li> </ul>
<b>Opportunities</b>	<b>Risks</b>
<ul style="list-style-type: none"> <li>- Improved transport system and accessibility (rehabilitation of the ropeway);</li> <li>- Large number of potential sources of funding on the national level;</li> <li>- Increasing number of tourists in the country;</li> <li>- Development of innovative technologies is one of the priorities;</li> <li>- Increased interest towards industrial heritage of the country.</li> </ul>	<ul style="list-style-type: none"> <li>- Unstable economic condition;</li> <li>- Unsustainable political situation;</li> <li>- Lack of good cooperation between participants;</li> <li>- The process of restoration conducted irrelevantly with the interests of the monument;</li> <li>- Lack of interest from the central government.</li> </ul>

Existing weakness and expected threats should be completely analysed and studied.

## 5. Bibliography

1. V. Chanishvili, Development of the industry of manganese ore in Georgia, Tbilisi, 1960.
2. Chiatura-Zestaponi Industrial Unit, Collected Works of the Academician Vakhusti Bagrationi Institute of Geography of the Academy of Science of Georgia, under edition of Ts. Iankoshvili, Tbilisi, 1973.
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4. Strategy of Development of the Imereti Region in 2014-2021.
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### Legal acts

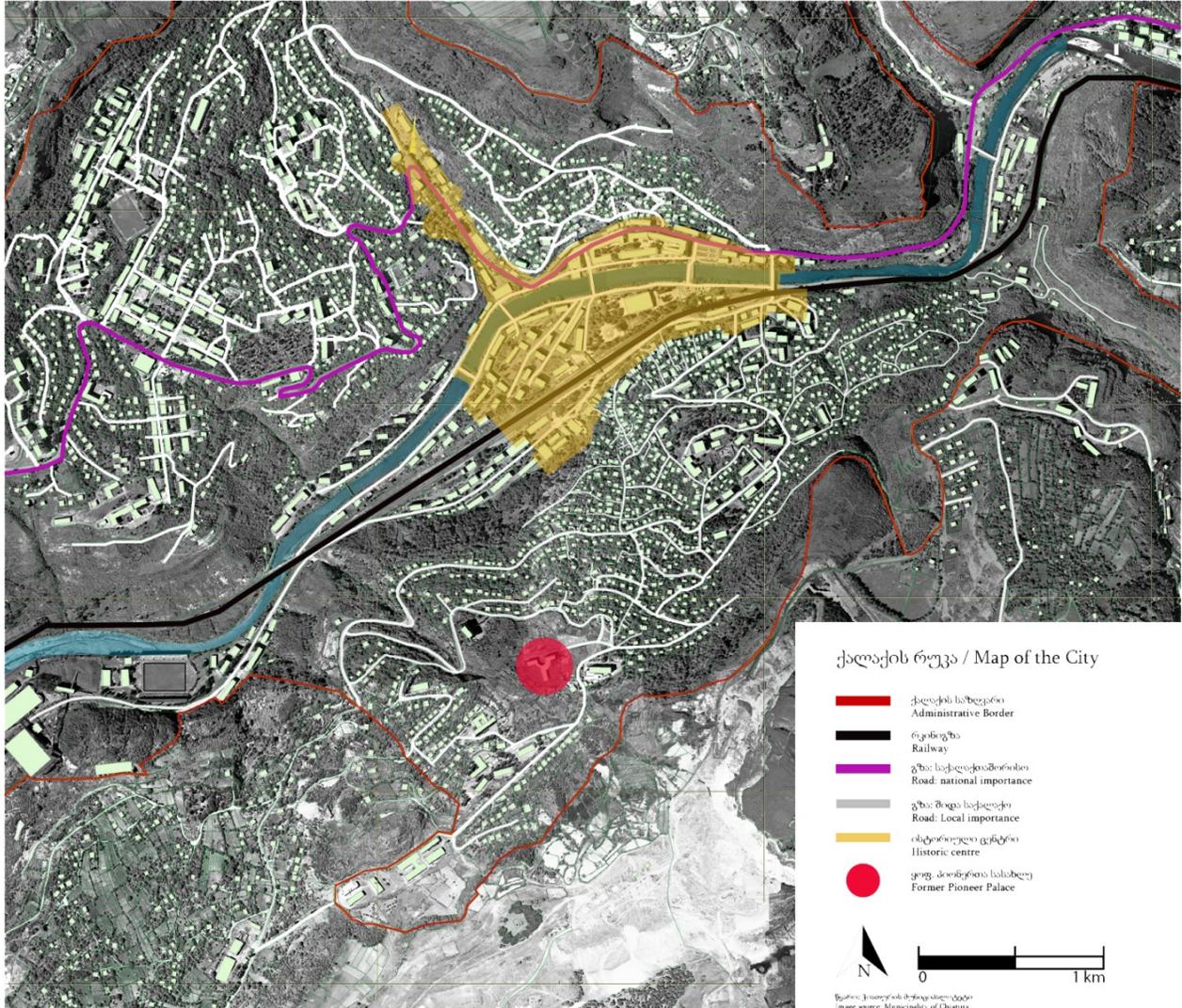
1. Decree #2/275 "On assigning the title of the monument of cultural heritage issued by the General Director of the Georgian National Agency for Cultural Heritage Presentation of the 7<sup>th</sup> of October, 2015.
2. Law of Georgia On Cultural Heritage.
3. Decree #57 "On the rules of issuance of the permit on construction and terms of the permit issued in the Government of Georgia on the 24<sup>th</sup> of March, 2009.
4. Decree #59 issued by the Government of Georgia on the 15<sup>th</sup> of January, 2014.

### **Archives**

1. Tkibuli Archive
2. Private Archive of Konstantine Chkheidze

## Annex

### Annex 1 – Location of the Former Pioneer Palace and Park on the map of the town



## Annex 2 – Detailed description of components of the facility

№	Picture	Evaluation of physical state (from very bad –to good)	Risk evaluation A-D	Priority for interventions high-average-low
1.	 <p>Name: Area A. Current use: vacant Identification number: 38.10.45.036 Total area of the land plot: 20 000 square meters<sup>2</sup></p>	Ruins, very bad	A	High
2.	 <p>Name: Area B Current use: vacant Identification number: 38.10.45.129 Total area of the land plot: 10 485 square meters<sup>2</sup></p>	Bad	B	High



## Annex 4 – Current condition

*Building of the former Pioneer Palace, Façade, 2016*





*Building of the former Pioneer Palace, Interior, 2016*



*Area of the former Pioneer Park, 2016.*

