

2018

[Technical Report]

**IMPLEMENTATION AND SUPERVISION PROJECT FOR THE SUPPLY
AGENCY OF INTEGRATED PUBLIC SERVICES, KOMBINAT, TIRANA.
REF. AL-8521-CS/CQ/2.05.08**

**ARCHISPACE SHPK
STUDIO-REBUS SHPK**

1. INTRODUCTION

Based on the TORs written by the Investor for the project design of: "IMPLEMENTATION AND SUPERVISION PROJECT FOR THE SUPPLY AGENCY OF INTEGRATED PUBLIC SERVICES, KOMBINAT, TIRANA. REF. AL-8521-CS/CQ/2.05.08", "ARCHISPACE" shpk studio and "Studio-Rebus" shpk have prepared the necessary documentation for the implementation and design of the above mentioned project.

The implementation of the project will consist in the rehabilitation of an existing building, located in the ground floor of the Kombinati area. These works will be implemented in order to optimize the functionality of the building in order to create better spaces for the public service of ADISA towards its citizens.

2. BUILDING LOCATION

ADISA-s offices will be located in the ground floor of the ex-Kombinati area in Tirana, currently used as the municipality unit no. 6. Positioned in the east wing of the "ex-Kombinati" building, the ground floor of the building itself can be accessed by the St. "Shaban Bardhi" (east side) and the "Garibaldi" square (south side).

The ground floor we are currently analyzing has a surface of 372 m², which has its main entrance towards the Garibaldi square.

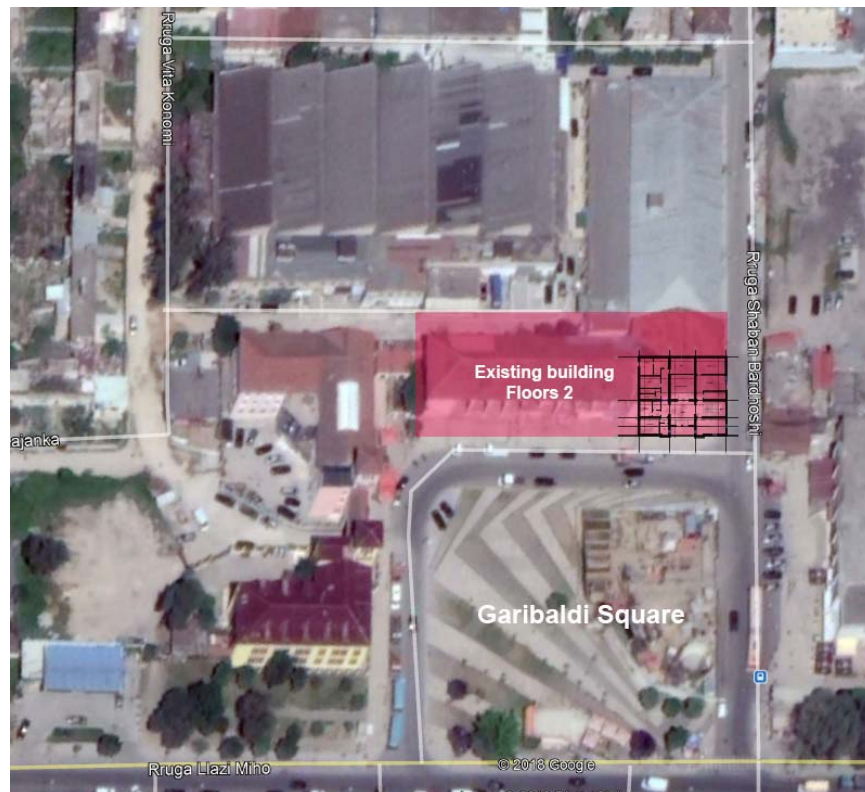


Photo 1_ Location of the offices in the Kombinati building and area

3. EXISTING SITUATION

The ground floor has a surface of 372 m². This space is located in the northern-eastern wing of the ex-Kombinati Building. Currently this space is used by the municipality unit no. 6, which uses not only the ground floor but also the first floor of the existing building

The main functions of the building currently are: info and withdrawal of the citizen's civil status; info and withdrawal of IDs and passports etc.

The current function of the building has been adapted for the main functions of the municipality unit, because earlier on, it has been an unused space, as many other spaces in the ex-Kombinati building.

The building, where the spaces we are interested in are located, include the main stairs core (in the eastern wing of the building), which serves to connect the two floors of the existing building.

The building in its ground floor has a main entrance with two wooden doors, which distributes the public to the existing spaces and functions of the municipality unit.

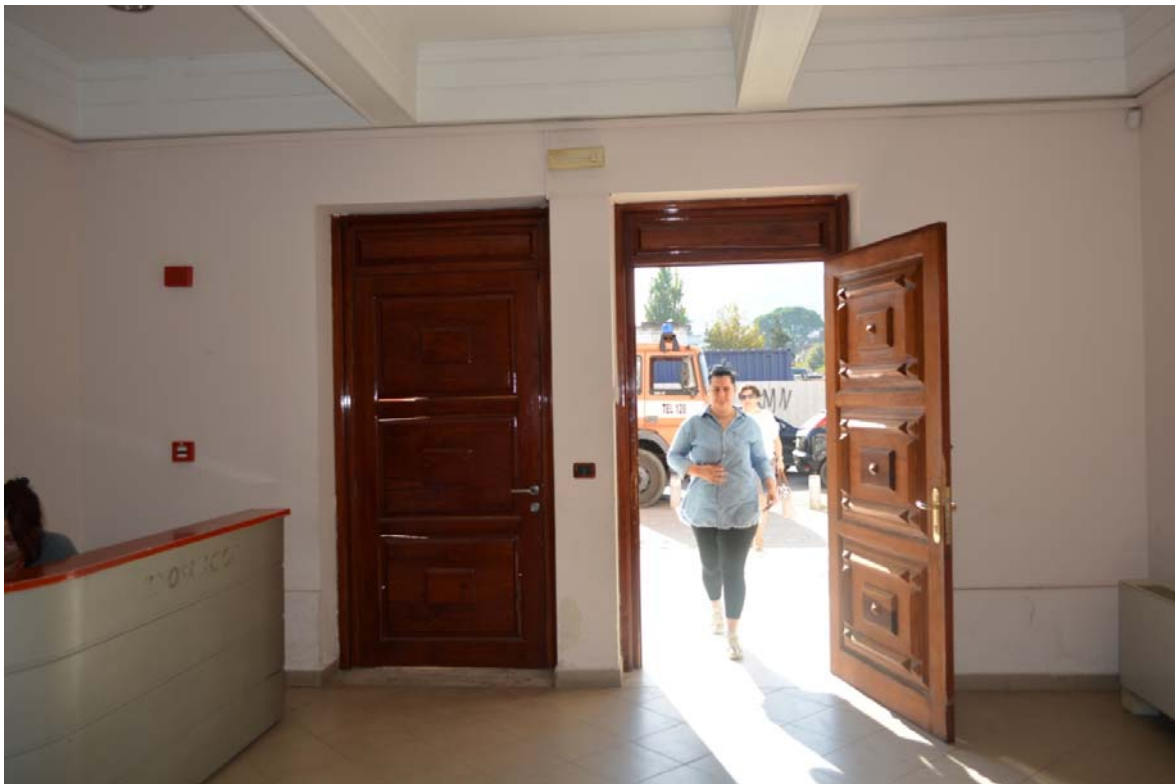


Photo 3_Main entrance

According to the main functional scheme of the existing building, as shown in the Photo no. 4, we will notice that the west wing is used for the utility services of the building such as:

boiler room, toilets, storage room, archive etc. While in the eastern wing of the building are located the main public services such as: the reception, civil status spaces etc

All the spaces located in the west wing are connected by a main corridor of 1.7 meters, which has no natural light but has longitudinal LED lighting. The LED lightings are positioned between the main beams of the corridor.

The public service spaces, as mentioned above, are located in the eastern wing of the building, and they include the main hall, reception etc.

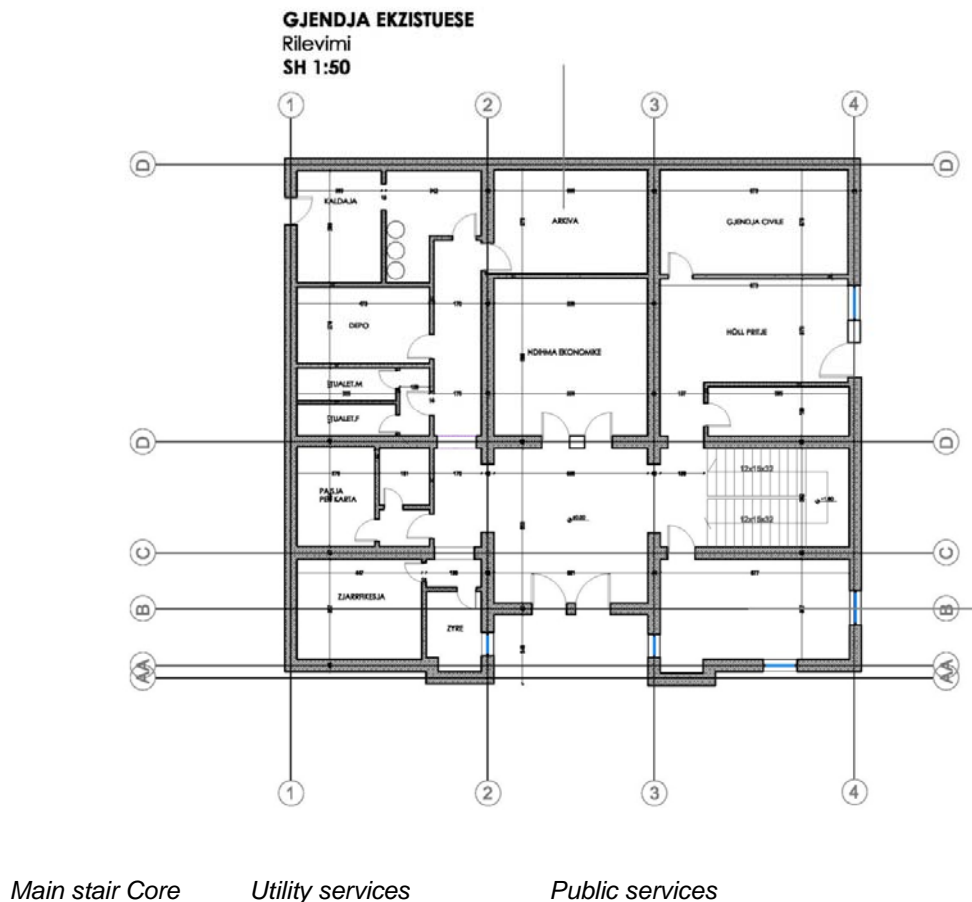


Photo 4_Functional scheme of the existing building

The building has windows in its eastern and southern facade which allow the natural light in. The other parts of the spaces have no natural light but instead the amount of the necessary light is replaced by LED lighting.



Photo 5 _The building's existing plan and photos of each space

In a preliminary analysis of the existing building we noticed the following main points and issues:

- The height of the existing ground floor is 340 cm, floor to ceiling.
- The building has a structural construction of retaining walls and hanging beams which are noticeable along the ceilings of all the existing spaces. The retaining walls are located in the perimeter of the ground floor and the middle spaces that they create, with a depth of 50 cm. The stair core works as part of the existing structure.



Photo 6 _The hanging beams of the building

- The spaces located in the west wing of the building have a lot of humidity coming in from the ceiling and the side walls. The humidity is more present in the toilets areas and the boiler's room. Actually humidity can be easily seen in many parts of the existing rooms but, the mentioned above areas, have more humidity compared to the other ones.



Photo 7_Humidity in the boiler room

- The main boiler room is currently not functional. This issue has "forced" the use of air conditioning in many rooms used by the staff of the municipality unit.

The boiler room space is not only not functional but is the most sensitive part of the building regarding the outside atmospheric agents because of the lack of plaster works, hydro insulation and thermo insulation (it can easily be seen in the photos below). Today this space is mainly used as a storage of old and unused materials. This area can be accessed not only by the inside spaces but also by the outside surrounding areas with a maintenance door.



Photo 8_Usage of the boiler room spaces

-
- In the boiler room is also located the main electrical panel. This panel serves for the two floors of the building. From a preliminary analysis of the existing electric panel, it needs to be repaired and maybe divided for the two floors of the building.
 - The water tanks of the building are located nearby the boiler room, and serve to access the boiler room from the inside of the building. This room is one of the main reasons of the existing humidity in the building
 - The existing archive space is filled with unorganized files and has a lack of lightening



Photo 8_Existing archive

- The existing toilets are non functional. They exist as spaces but they do not work either for the staff or the outside public.
 - The existing doors are in average good condition. They are made of black painted MDF with a dimension of 90 cm by 210 cm height. The main entrance doors are made of refined wood.
 - The painting and the plaster of the building are in average good conditions, but because of the existing humidity they need to be renewed for the placement of the new offices.
-

4. BUILDING INTERVENTIONS

In the continuing paragraphs we will give a detailed view for the implementation of the project and its technical specifications

1. Pavement works

From the preliminary survey of the existing situation it was measured that the existing height of the building from pavement to slab was $h_1=350$ cm, while the height between the pavement and the existing beams was $h_2=300$ cm.

The existing situation of the pavement is relatively in good conditions due to the late interventions in these spaces.

Since this observation the pavement will not include big interventions, but it will have just a few restorations regarding the replacement of the existing tiles. we do not recommend the paving of the new tiles above the existing ones, because we do not want to lose height with the new interventions.

From one space to another different paving will be implemented as mentioned below:

- Removing the existing tiles
 - Adjustment of the pavement level before the placement of the new tiles. It will be added a new layer of steam-insulation (geotextiles) with a minimum thickness of 200 micron. This layer will be helpful to eliminate the water vapor that can be created by the temperature's difference from the natural earth to the building pavement.
 - After the above mentioned layer is added, will be implemented the layer of clustering. This layer will have different thickness depending on the kind of pavement that is designed in the architectural project. For example the offices and the toilets will have a thickness of $t=3\text{cm}$ that will be paved with gres porcelain above it, while the other spaces may differ depending on the kind of thickness that will be chosen by the investor and supervisor for the public areas. This will achieve a unification of all the layers between the different spaces where the tile may have different thicknesses. The clustering will be realized in a proportion of 1:2, according to the manual No/1 for the plaster production.
 - In the area of the toilets will be implemented a layer of clustering which will later on be covered with two layers of Mapej hydro insulation. The hydro insulation layer will also be implemented on the walls at a height of $h=15$ cm.
 - In the toilet spaces and the offices, according to the architectural drawings, the final layer will be the gres porcelain tiles which will be chosen as similar as possible as the projects renderings, by the investor and the supervisor during the implementation n phase of the project
 - In the main space of the building (the public space), the final layer will be gres porcelain tiles with a minimum dimension of 80 cm, which again ill be chosen
-

during the implementation phase by the investor and the supervisor as similar as possible to the project's renderings.
The tiles will be laid in a linear way by creating a minimal space between them in order to look as uniform as possible.

2. Masonry and wall coatings

Before the implementation of the new walls, some of the existing walls will be demolished, according to the project design.

The new walls will be implemented on the clustering layer of the pavement. The new walls will be gypsum walls with a thickness of $t=10$ cm, with 2 layers of Knauf GBK with a density of 40 kg/m^3 and thickness of $t=5\text{cm}$.

The new walls will be clanged in the existing slab and not in the new gypsum ceiling. The area between this space will not have gypsum tiles or stone wool for fire security reasons.

The existing brick walls that will not be demolished and the concrete columns, according to the project design, will be coated with a layer of GKB knauf $t=1\text{cm}$. The inner part will filled with stone wool as mentioned above.

The toilet walls will be coated with tiles up to the height of $h=300\text{cm}$.

In some spaces of the interior the walls are covered with the wall paper of Tirana's map, which as a design will be chosen by the architect and supervisor during the implementation phase. The same thing will happen with the walls that have the writing of ADISA's logo.

3. Ceiling works

For the implementation of the technological systems and the electrical ones, the ceiling will be realized with gypsum across all the existing ceiling of the building, letting a stripe of LED lighting in its contours. The ceiling will create a reduction of the overall height by 70 cm (from the slab), creating a lightening height for all the areas of $h=280 \text{ cm}$. During the implementation of the gypsum ceiling, it will be carefully supervised during the implementation works in order to cover all the existing beams and the new metallic reinforcement ones, according to the project design.

The ceiling will be in the public service area made of Knauf Cleano acoustic and the other part of the spaces will be made of gypsum tiles of GKB Knauf.

4. Door and windows

Interior doors will be realized in shape, size and color according to VT. They will be MDF with white or black color. The exterior windows will be realized with double glazed d / aluminum, double gum. The main entrance door will be with 2-folded photo frames. The exterior door, the exit from the technical building, will be the import armor.

Note: During the implementation phase some of the windows and doors will be changed and chosen during that phase according to the decision of the investor and the supervisor in the building.

Për “ArchiSpace” sh.p.k & “Studio-Rebus” sh.p.k

Ing._____