



Contract Nr.

121-C-00-11-00702-00-Arcodec-01

Interior Design Concept of IT Centre of Excellence in Moldova

Deliverable 1

Explanatory note

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Existing situation

The IT Center of Excellence is an existing new building of 2608m² at the Ground floor and 1170 m² for the 1-st floor, which gives a total existing area of 3778m², owned by the Technical University of Moldova. The building is divided in 3 main areas:

- Left Hand Area-930m² (Ground floor)
- Central Area-1385m² (Ground floor+1-st floor)
- Right hand Area-1463m²(Ground floor+1-st floor)

After a detailed study of the existing building it was clear functionality of the spaces.

The central part was dedicated to administrative and technical needs of the whole building with its logical infrastructure.

The left side was dedicated to Large, medium and small spaces for educational purposes and server rooms.

The right side was dedicated to expositional purposes.

Proposed solutions

Left side of the building

It is proposed to use the existing spaces for Large, medium and small rooms for educational purposes.

The boiling room can be removed (it is too big and too inefficient) turned into a gaming zone.

Due to the fact that the building has an interior height of more than 9m, it was proposed to add an intermediary floor in the left side of the building in obtaining a VIP office space area for rent or self use purpose. Keeping in mind that the natural illumination starts from 1.8m height and the potential second floor will start at a 3m, we cannot use the total surface of the second floor so we will step back from the windows with a distance of 10m in order to keep the access of light to the layout below.

Also it is recommended to use the technical space over the boiling room 145m² as it is already built till the middle of the first floor.

The second floor will bring a total area of 555m².

The additional floor is provided to be built from steel structure, glass walls.

From the exterior it designed an open air, covered terrace 81x0.3=24.3m²

The new area for the left side after the proposed solutions will be 1509.3 m²

Central part of the building

Central part of the building is proposed to be organized as the main entrance hall that offers the connections to the whole functionality of the building with a large reception desk to guide the visitor's to their needs.

High level visitors co-working café at the ground floor and a free access co-working café at the first floor, both of them with an access from the main hall.

It is proposed to increase the existing balcony with 33m² in order to make it useful. Toilets and kitchen with catering space are situated in the middle, as those spaces do not need direct illumination and serves all the other building areas.

Offices and second Exit/Entrance and stairs to the first floor are separate from the other zones by corridor and electronic doors which gives the opportunity to use the back offices separately.

For the first floor there is proposed to have 4 small meeting rooms, offices toilets and the technical spaces for heating, ventilations and air conditioning.

From the exterior it designed an open air, covered terrace 144x0.3=43.2 m²

The new area for the central side after the proposed solutions will be 1461.2 m²

The right side of the building

For the right side of the building it is proposed to use the ground floor as a conference hall (400 seats) mixed with lounge co-working spaces, table sited co-working space and 2 quiet offices for private discussions, also it has an emergency Exit that can be used during events as an access to exterior terraces.

At the first floor there is an existing gallery that is proposed to be transformed into offices by adding a balcony 2m (steel structure that will bring a total area of 170m²) wide to the perimeter as an access. The offices glass walls will transmit enough light to the conference space, plus the existing ventilations holes in the roof should be used as skylight windows.

From the exterior it designed an open air, covered terrace 147x0.3=44.1m²

The new area for the right side after the proposed solutions will be 1471 m², plus the terrace of 44 m², and an additional optional gallery of 206.33m².

Recommendations and reasonable economic use of the building

The building has 3 directions of serve:

1. Educational (left side)
2. Administrative/use (center)
3. Events and co-working (right side)

Two sides of the building (Left and Right) even if they have separate entrances cannot work separately without a good connection with the central part of the building, because of the Stairs to the first floor, Toilets, Kitchen and administrative zones. The heating and ventilation point is also planned to be situated in the center and will spread to the entire building. The free access Co-working café also is

situated in the Central part also is the main hall with the reception.

Taking it into consideration that part of the building will be considered as main part that maintains the functionality of two others. Deciding which part of the building to choose for the next step (deliverable No.2) it should be developed together with the main part of the building (central Part).

In order to have a fast Economical Investment Return, it is recommended to start with the right side development together with the Central part and adding only the servers zones from the Left part so that the building can be totally used as: Event Center, Conference Hall, Co-Working Center, Presentation Hall. It can be used for self use and for rent.

Also the existing finishing's of that part is more acceptable and there is no need for further demolitions and has the perfect 2 connections to the toilets, kitchen, caterings reception, café and terraces, which make it perfect for such purposes.

People capacity of the building if fully loaded

According to Moldova's norms, there is needed 3m²/1 person in office/class space So the building after the reconstruction will be able to serve a maximum of:

Ground floor -637 persons

First floor-284 persons

Recommended area for renovation (Deliverable NR2):

Option Nr1. (FULL RIGHT HAND AREA AND CENTRAL PART)

Proposed Central Area-**1461.2m²** (Ground floor+1-st floor)+ Proposed Right hand Area-**1677.1 m²** (Ground floor+1-st floor)+Server rooms-**128.37m²**

Total Area=3266.67m²

Option Nr2. (FULL RIGHT HAND AREA AND PARTIAL CENTRAL PART)

Proposed Right hand Area- **1471 m²**, and an additional optional gallery of **206.33m²** (Ground floor+1-st floor)+Reception Hall **120.61m²**+First floor Toilet zones and corridor-**318.25m²**+Exterior Terrace-**144x0.3=43.2 m²**

Total Area=min 1700m² effective space, including 1471m² full right hand area, without the additional gallery, plus 120 m² reception area, 108 m² connecting Toilet zones and corridor; and an additional outdoor terrace (of 44 m²). This can be funded by USAID, and the remaining space for additional two exterior terraces, and co-working café of 145.88 m² can be finished by leveraging funding from private partners.