

# MANIFATTURA TABACCHI

## Manifattura Tabacchi, Florence: Works begin on the new Nursery School

A state-of-the-art facility, entirely built of wood and surrounded by greenery. By the summer of 2024, it will accommodate up to 100 children thanks to Aermont Capital and CDP Real Asset which invested 5 million euros.

**On Thursday, July 6 a cornerstone laying ceremony was held in the presence of the Mayor, Dario Nardella.**

Florence, July 6, 2023 - A new **nursery school** will be built in Florence next to the Manifattura Tabacchi by the summer of 2024. It will provide the community with a sustainable, state-of-the-art facility, specifically designed for young children and their families. Today the foundation stone of the new municipal kindergarten was laid in Via Boito. The ceremony was held in the presence of **Dario Nardella**, Mayor of Florence, **Giovanni Manfredi**, Managing Director of **Aermont Capital**, **Giancarlo Scotti**, Managing Director of **CDP Real Asset SGR** and **CDP Real Estate** Director, and **Edoardo Capuzzo Dolcetta**, co-founder of **Aut Aut Architettura**. The construction of the nursery school, which will accommodate up to 100 children, requested an investment of **5 million euros** carried out by **Manifattura Tabacchi Spa** out of a total of 15 million euros earmarked for secondary urbanization works. Manifattura Tabacchi Spa is a joint venture between Aermont Capital and CDP Real Asset (Cassa Depositi e Prestiti Group) and it is responsible for the redevelopment of the real estate complex. This sum will enable the construction of a childcare facility with the highest standards of environmental sustainability and energy efficiency.

Covering a total area of approximately **2,600 square meters**, the new nursery will be built entirely out of wood and will provide a welcoming, safe, flexible and bright environment surrounded by greenery. The project also includes the hiring of **32** highly qualified educators ensuring a ratio of teachers to children of **1 to 3** (well above the regional legal requirement of 1 to 6), attesting to the quality of the service provided, and two cooks to run the cafeteria in the school's own kitchen.

The new nursery underlines the commitment of Manifattura Tabacchi and its shareholders to the implementation of a genuinely sustainable urban regeneration project, aimed at the community well-being and social inclusion.

*"We are continuing on the path of the complete regeneration of Manifattura Tabacchi," said the mayor **Dario Nardella**, "which, thanks to the virtuous collaboration between the public and private sectors, has created a new neighborhood full of life, greenery, culture, innovation and sociality. In a few months we will have a new municipal daycare center, a state-of-the-art space available to the youngest children and serving the entire neighborhood."*

*"The construction of the new kindergarten, which will serve children from the neighborhood surrounding the Manifattura, reflects multiple aspects of the mission of the Cassa Depositi e Prestiti Group. On the one hand CDP has always been at the forefront of supporting and financing school projects and the education of the younger people, bedrock of a new society oriented towards excellence," said **Giancarlo Scotti**, managing director of CDP Real Assets and real estate director of CDP, "on the other hand, CDP Real Asset SGR promotes the*

*redevelopment of former public properties to revitalize neighborhoods where long unused structures are given back to the community. And that is what the Manifattura represents: a hub open to all, where education, culture, residencies, and contemporary craftsmanship become new opportunities for development."*

*"Following the transfer of the Puccini Theater to the City hall in 2019, and along with many squares and gardens that will soon be handed over to the city of Florence, the nursery school represents one of the most significant interventions of 'public' nature in the Manifattura Tabacchi redevelopment project. Nursery schools, which are increasingly in demand, are a priority for any local government. We therefore hope that our intervention will have a concrete and positive impact on our host neighborhood and on our community, and that it can contribute to the creation of a more sustainable society,"* said **Giovanni Manfredi**, Managing Director of Aermont Capital and Managing Director of MT - Manifattura Tabacchi.

## **THE SPACE**

The **design** of the Manifattura Tabacchi municipal nursery school was commissioned to **Aut Aut Architettura**, a young Rome-based firm that specializes in environmental sustainability and children's architecture for which it was awarded the prestigious "Giovane Talento dell'Architettura Italiana" (Young Talent of Italian Architecture) by the National Council of Architects. The designers worked with **Antonio Perazzi** - a world-famous architect who signed the landscape design for the entire Manifattura Tabacchi - for the creation of the green spaces in the courtyards and in the nursery school garden. In agreement with the Education Department of the City of Florence, the architecture is inspired by the educational approach of pedagogue Loris Malaguzzi who defined the space as the "third educator." The facility will be characterized by flexible rooms, by the use of natural materials, especially wood, by the careful use of color in the furnishings, and by the central presence of two green courtyards around which the inner space is distributed, for the purpose of creating a comfortable, interactive and safe environment for children to play and learn in close contact with nature.

Conceived as a diffuse agora, the building consists of two mirrored nursery schools, each with three classrooms and three teaching studios, sleeping rooms and a shared kitchen. All rooms overlook green spaces that, in addition to the garden, include educational vegetable gardens, fruit trees, a composting station, and tables for outdoor workshops. A central role is played by the three workshops which are classroom-laboratories designed to guide students in activities of discovery, research, and invention: the physical activity studio, which extends into a covered outdoor space in the courtyard, the storytelling studio, and the studio dedicated to expressive art activities such as painting. The relationship between inside and outside is fluid, thanks to large windows and skylights that allow natural light into every room. At the center of the new building is a large atrium which connects the two wings of the school. It is conceived as a multi-purpose space: designed to welcome the young students, it can also be used as a community center available to the local community during the school's closing hours, contributing to moments of interaction and exchange within Manifattura.

The project includes the construction of a new tramway stop to serve the neighborhood, and the creation of a tree-lined parking lot with approximately 16 parking spaces, which will help improve the public parking in the area.

## **THE SUSTAINABILITY**

The Manifattura Tabacchi nursery school will be built according to the highest standards of sustainability environment established by the LEED Platinum certification, an international protocol that evaluates the energy performance of the buildings and promotes "green" construction. The school will be built using only environmentally sustainable and certified locally sourced raw materials, with a high percentage of recycled materials. Specifically, about 430 cubic meters of wood from certified renewable forests will be used, offsetting the emissions of CO2 equivalent to 430 cars per year. The structural design, signed by the **Dedalegno** studio, optimizes the assembly time through the use of prefabricated wood products that guarantee high energy efficiency and seismic ductility as well. Systems will be installed for high-performance heating, cooling and lighting, also taking advantage of the renewable energy produced on-site by the photovoltaic system on the roof. A system of recovery and recycling rainwater and the use of energy-efficient appliances will reduce indoor water consumption by more than 50 percent. Sustainability will be finally ensured by a responsible management of greenery, by choosing species with low maintenance and water consumption, by optimizing natural light and maximizing the use of open spaces. The project thus conceived fits harmoniously into the urban regeneration work carried out by Manifattura Tabacchi, based on the principles of environmental sustainability and social responsibility, where public spaces play a fundamental role. Out of the **110** thousand square meters covered by the redevelopment activity, **13** thousand are in fact available to the community, including areas managed by the local government such as those designated to the nursery school, or even the Puccini Theater which was transferred to the municipality in 2019. Another **10,000** square meters consist of private areas opened to the public, like squares, streets, and parks which are already being used. **Manifattura Tabacchi** is thus confirmed as a reality deeply embedded in the urban, economic and social fabric of Florence, reasserting the historic productive vocation of the former Florentine cigar factory, becoming the spokesperson of a new renaissance.

## **THE DESIGNERS**

Aut Aut Architettura Stp Arl – E DI Architectural Project

Deda Legno Sstp – E DI Structural Project

Wip Architetti Srl – E DI Plant Design

Afc Srl – Fire Prevention Project

Studio Antonio Perazzi – E DI Green Works Project

Greenwich Srl – E DI Sustainability

Iris Strategie Per L'ambiente Srl – Environmental Counseling

Studio Geotecnico Italiano Srl – Geological And Geotechnical Project

Romeo Safety Italia Srl – Security Coordination

Florentecnica Srl – E Cse Construction Manager

Caponi&Arrighi Architetti Associati – General Construction Management

## **RTI CONTRACTOR**

Italbuild Srl

Alderighi Impianti Srl

Campigli Legnami Srl

## **THE NUMBERS OF MANIFATTURA TABACCHI**

**350** million euros: total investment

**16** existing buildings

**4** new buildings

**110,000** square meters total area, including **37,000** square meters for training, offices and coworking; **35,900** square meters for Residential and services (e.g. parking)

**11,300** sqm ateliers, workshops and concept stores

**26,300** sqm hotel, student housing, brewery

**+ 23,628** sqm public areas

### ***Manifattura Tabacchi***

*Manifattura Tabacchi in Florence is one of the leading urban regeneration projects in Italy: it involves the recovery of 16 buildings of the historic cigar factory which will be transformed into lofts and residences, executive spaces, retail, cafes and restaurants, a student residence, a hotel. It will also house important institutions such as E-rihs (European research infrastructure on Heritage Science) and Polimoda.*

*Since the start of construction in 2018, Manifattura Tabacchi has been promoting an intensive program of cultural initiatives in specifically reclaimed temporary spaces, providing a concrete example of how areas being regenerated, and the "waiting time" (the period of the construction site) can be a strategic resource for designing a more sustainable and inclusive future in the cities. Last April the Factory opened its doors: it is a creative hub and a cutting-edge workplace capable of attracting an international community of professionals who want to work and live in Florence, in a context enlivened by a vibrant community and eco-friendly spaces, among culture, fashion, art and design. The completion of the work is expected for 2026. The project is promoted by the joint venture established in 2016 by the real estate of the Cassa Depositi e Prestiti Group, and PW Real Estate Fund III LP, a fund managed by Aermont Capital.*

*MTDM - Manifattura Tabacchi Development Management Srl - is the development and project management company that manages the entire process.*

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