

CLARIFICATION TO QUALIFICATION DOCUMENT NO. 1

The Corporation has received a Request for Clarification regarding the Qualification Document. Based on article 4.1 of the Instructions to Applicants, in the Qualification Document, the Corporation will promptly publish on its website its response, including a description of the request but without identifying its source.

Question 1:

Could the Corporation provide the following information about the Durana Park location:

- Plans and boundaries in DWG (CAD Format) of the year plots.
- Any views of the site including aerial photos.
- Existing roads and planned roads.
- Map location
- We saw on the call is a dedicated land of 262,000 m² and the park zone and the spatial situation of the area surrounding the park, there is the possibility of expanding the park to over 825,000 m² could we have some plans for both these areas please

Clarification 1:

The Corporation can currently offer only the exact map location of the site. This includes information on existing roads, which can be viewed at the following link: <https://maps.app.goo.gl/P8MpyxUoaEj6r2dZ7>, as well as in the attached PDF file.

Also, you may find the cartographic data of the property attached to the Decision of Council of Ministers, no. 185, dated 27.03.2024, which approves the opening of Durana Tech Park and the use of this property for this purpose, at the link: <https://qbz.gov.al/eli/vendim/2024/03/27/185/761fb2fd-3d39-44aa-b43e-ac38f20d2c0c;q=vendim%20185%20parqet%20teknologjike>. The same decision has approved the state assistance in investing in supporting infrastructure up to the park boundaries, such as: roads, optical fiber, electric power, etc. These investments will be specified in a second time.

Question 2:

Regarding the application process for park manager and park user, a feasibility study is required.

What the Corporation expect the feasibility study to include, and the depth of information needed? For instance, should it be a general 20-page study outlining the plans, or an in-depth analysis exceeding 100 pages? Please clarify the level of detail the Corporation is seeking and the content it is expecting this study to include.

Clarification 2:

This application process is solely for the position of park manager. The application process for park users will commence at a later date. Therefore, there is no need to present a feasibility study for park users at this time. The Corporation will provide the necessary information regarding this in due course.

The feasibility study for the park manager is not specifically requested in the Request for Initial Proposal documents. However, based on the requirements of this procedure, the Candidate should prepare a Development Plan, which include a business plan (based on his feasibility study) in such detail that it allows the Corporation to evaluate the reliability of his business plan. The Development Plan/Business plan should clarify among other aspects, the roles, contributions and benefits of each party in case of an eventual partnership.

The process for presenting, negotiating and evaluating the proposals, as well as contracting and approving the management contract is detailed in the published Request for Initial Proposals (RFIP) document, Section I - Instruction to candidates, Articles 19 to 34.

There are no such requirements from the Corporation to present a Development Plan with a specific number of pages, but the plan, at the Candidate's estimate, should explain each element required in Section III of the Request for Initial Proposals in a comprehensible and sufficiently detailed manner.

The requirements for the content of the Development Plan are specified in the article 23/1 of Decision of Council of Ministers no. 337, dated 31.05.2023, (link: <https://qbz.gov.al/eli/vendim/2023/05/31/337/31a88605-fda9-4903-a060-a31129315be0;q=vendim%20337%2031%2F05%2F2023>) and Section III of the Request for Initial Proposals. However, in preparing for the initial proposal the Candidate should consult the whole RFIP document.