



Dual International Concept Design Competitions

2 CALLS | 4 SITES - 2 GROUPS

CALL 1: PUBLIC ADMINISTRATION CLUSTER + MIXED-USE DEVELOPMENT

CALL 2: PROPERTY INSTITUTIONS CLUSTER + MIXED-USE DEVELOPMENT

52

INNOVATIVE - ENERGIZING CITIES - INCREMENTAL PUBLIC PROPERTY DEVELOPMENT

#OPPORTUNITIES
 #SHAREDVALUES #PUBLICINTEREST
 #TRANSFORMINGCOMMUNITIES #URBAN-
 GROWTH #PUBLICVISION #UNLOCKPOTENTIAL
 #GOODGOVERNANCE #ECONOMICLANDSCAPE
 #REALESTATE #AIC #SMARTREDEVELOPEMENT
 #ENTERPRENURIALGOV #STATEDRIVEN-
 GROWTH #NEWHORIZONS
 #INNOVATION

COMPETITION BRIEF

open call



ENERGIZING CITIES

Innovative Public Property Development

Dual International Concept Design Competition
Property Institutions Cluster + Mixed Use Development Site #2

Competition Brief

Table of contents

1. Competition Overview	06			
1.1 Introduction	06			
1.2 Promoters	06			
1.3 Manifesto	06			
1.4 Beneficiaries	08			
1.5 Organizing Authority	08			
1.6 Competition Process	08			
Phase 1: Expression of Interest, Eligibility, and Shortlist Evaluation Criteria	08			
Phase 2: Submission of Concept Design Proposals	09			
Concept Design Proposal Reward for Short-listed Teams	09			
1.7 Working Methodology	09			
1.8 Eligibility	10			
1.9 Expert Profiles	10			
1.10 Competition Jury Composition	11			
2. Overview of the Call	12			
2.1 General Context - Tirana	12			
2.2 Context of Administrative Buildings and Infrastructure in Tirana	13			
2.3 Competition Sites	15			
Call 2: Group 1 - Lot 1 + Lot 2	15			
		Group 2, Lot 1 - Property Institutions Cluster - Design Program	19	
		Lot 1 - Property Institutions Cluster		
		Group 2, Lot 2 - Mixed-Use Development Site	21	
		Lot 2 - Mixed-Use Development Program	25	
		2.4 Scope of the Competition and Competition Questions	26	
		2.5 Competition Objectives	27	
		3. Required Services	28	
		3.1 Phase 1: Expression of Interest and Eligibility (Shortlist)	28	
		Phase 2: Submission of Concept Design Proposals	28	
		3.2 Application Documents	28	
		Phase 1 Documents/ Deliverables	28	
		Phase 2 Documents/ Deliverables	29	
		3.3 Copyright	30	
		4. Timeline and Submissions	31	
		4.1 Timeline and Submissions	31	
		4.2 Submission Guidelines	31	
		Phase 1	31	
		Phase 2	31	
		4.3 Language	31	
		4.4 Competition Calendar	31	
		4.5 Competition Base Material	32	
		5. List of Annexes	33	
		ANNEX 1: List of accompanying materials (GDrive)	33	
		ANNEX 2: Design Considerations and Standards	34	

1 Competition Overview

1.1 Introduction

The Government of Albania, in its ambition to accelerate the country's sustainable development, has consistently sought to uncover and unlock the dormant economic potential of the Albanian territory. This vision includes policy initiatives and legislation aimed at steering economic development, as well as major infrastructural and urban investments designed to transform and modernize the quality of life and architectural landscape of the country. Through a series of keystone architecture and urban planning competitions, the government has facilitated a radical reimagining of a modern Albania – culturally vibrant, visually unique, and economically consolidated.

Nevertheless, one particular asset that has remained mostly untapped in this process is underutilized government properties and land. Many of these properties are either unoccupied or currently house older buildings used by various state agencies and institutions. Despite significant strides towards greater transparency, digitalization, and improved service delivery, these institutions are constrained by the physical limitations of their current spaces, which fail

to meet the needs of modern administrative workplaces. Therefore, it is paramount for the government to find cost-effective, innovative mechanisms to utilize these properties. One such mechanism is partnering with the private sector to facilitate the development of these properties, financing the costs of infrastructural upgrades, and simultaneously energizing the economy through redevelopment.

This call solicits design proposals for two buildings. The first building will consolidate several government institutions into a single new multifunctional cluster. Aggregated throughout Tirana, these administrative centers will serve as the infrastructural backbone for the future of Albania's public administration. The second building will be a commercial development on land vacated by one or more of the government institutions. A private investor(s) will be awarded the contract for both buildings, leveraging the market value of the commercial property to finance the public administration clusters.

1.2 Promoters

The Albanian Investment Corporation (AIC), in compliance with DCM nr.328, date 29.5.2024, is tasked with leading this initiative of the Albanian government. To realize this process, an open design competition for architecture concept design proposals will be organized, aiming to generate suitable solutions for the creation of the new public administration clusters and, in parallel, the design of commercial developments to be transferred to the private partners responsible for financing the venture. AIC will be supported throughout this process by the National Territorial Planning Agency (NTPA), which will organize the design competition processes and help facilitate the technical process afterward.

1.3 Manifesto

Tirana has undergone an extraordinary transformation since transitioning to a market economy after 1991. The city epitomizes the dynamics of Albania's evolution, now home to almost 1 million inhabitants, which is over a third of the country's entire population. Tirana's long-term strategic development trajectory contrasts with two decades of spontaneous

and relatively uncontrolled growth, aiming to create a visually unique, culturally vibrant, and economically attractive capital for the region and beyond.

Tirana's urban development has rapidly expanded over the last decade, spurred by increased confidence in Albania's economic stability. This has attracted intensive foreign investment and fostered government initiatives, transforming Tirana into a center of economic activity and cultural diversity.

As a result of this economic and urban development, Tirana's real estate market has experienced significant growth and transformation, particularly in the office and housing segments. This trend is driven by the high demand for modern residential and commercial environments.

Rapid development and the process of European integration have made a well-functioning public sector a vital necessity to maintain the country's development trajectory. Today, much of the administrative infrastructure is located in amortized buildings on state-owned properties, most of which were constructed with low quality during the twentieth century. Additionally, several public institutions rent spaces from the market.

Beyond the wear of time, many of these buildings sustained structural damage in the 2019 earthquake. Moreover, these buildings were designed in a bygone era, making them unsuitable for contemporary workspaces. However, these government properties represent assets with substantial economic value. The Albanian Investment Corporation (AIC), established by the Albanian Government and set up as a corporation with the public as the intended beneficiary, is tasked with transforming these properties through financial mechanisms to leverage their economic value.

In this large-scale effort to rebuild a significant portion of the public administration, the AIC will coordinate the transformation process with private-sector developers. In exchange for the right to develop highly amortized properties, these developers will finance the development and modernization of several government clusters, providing modern, accessible, and efficient workspaces for numerous government agencies currently underserved by their existing spaces.

This competition seeks to generate proposals to realize this twofold vision of administrative upgrading and modern

mixed-use development. We aim for innovative and forward-thinking designs that harmonize diverse programmatic requirements while remaining flexible enough to accommodate future uses.

This initiative aims to provide a dynamic, efficient, and feasible solution to the many challenges inherent in such a complex and ambitious goal. The benefits include:

- Transforming underutilized or amortized buildings and parcels into new urban landmarks
- Stimulating surrounding property values
- Boosting business activities in the area
- Developing state-of-the-art facilities with high standards and the latest technology, attracting a diverse range of residents and businesses
- Enhancing government services and administration through upgraded infrastructure
- Increasing operational efficiency for public institutions
- Improving workplace standards for public officials
- Creating dynamic and inclusive spaces for the larger community
- Developing and validating new economic concepts based on efficiency and mutual benefits

- Harmonizing new infrastructure with sustainable and technological advancements

1.4 Beneficiaries

A key element of this cooperation model is ensuring a "Win-Win" condition. In exchange for the right to develop these properties, the private partner will cover the costs of developing new public administration clusters based on an international competition to meet the needs of public institutions. Additionally, the usage rights of these assets will be transferred to AIC.

Benefits:

- **Public Administration:** Gains new buildings and improved infrastructure and workspaces, leading to increased productivity and better work standards for officials
- **AIC:** Benefits from intermediation fees for property identification and consolidation, project development competitions, and project monitoring. It also gains strategic positioning in the real estate market

- **Private Partner:** Provides financing and project implementation, benefiting from secure and sustainable revenue increases and low-risk returns on investment. This partner plays a key role in Albania's economic development and modernization of administrative infrastructure

Additionally, this initiative will directly benefit government institutions by improving the quality and conditions of their work environment, enhancing the everyday experience of thousands of people. These new workspaces will be more comfortable, functional, and healthier, increasing the credibility of these institutions in the eyes of the public.

Optimized configurations and usage of these spaces will enhance work efficiency and productivity, ensuring better service standards and improved public sector performance. The project will also provide positive externalities for local communities, including increased business activity, investment, and greater integration and transparency between the community and civil servants. This will ultimately create a more dynamic and inspiring urban context. Relocating these institutions and their staff

to better sites in the capital is expected to bring numerous economic and social benefits. This intervention will positively impact the area developed by the private partner, fostering local commerce, further investments, and other social benefits.

1.5 Organizing Authority

The National Territorial Planning Agency is the organizing authority for the competition process, following the rules and procedures defined in the Albanian Law of Public Procurement.

1.6 Competition Process

Phase 1: Expression of Interest, Eligibility, and Shortlist

This open, international concept design competition is organized in two phases. In Phase 1, candidates will present their team composition, qualifications, work methodology, and a vision statement for the two sites, including a brief preliminary concept (drawings/ sketches/ illustrations). Candidates must submit expressions of interest and the required documentation according to the Call and Standard Tender Documents (STDs).

Evaluation Criteria

The Working Group created by the Organizing Authority will review and evaluate the submitted documentation. Candidates who do not meet the qualification criteria will be disqualified and notified accordingly. The remaining qualified candidates will be scored based on their team composition, previous experience, methodology, vision statement, and preliminary concept. At the end of Phase 1, the Working Group will choose five teams to advance to Phase 2, providing them with detailed instructions and deliverables.

The following guidelines will be used:

- **Experience:** Demonstrated experience in designing similar building programs, with a portfolio of relevant work
- **Technical Expertise:** Proven technical expertise in designing complex spaces, with the ability to develop detailed plans and specifications
- **Methodology, Vision Statement and Concept:** Innovative approach to the design of the requested program:

- Creativity of architecture concept
- Coherence of concept (logically consistent, orderly, and understandable, a harmonious relationship among various parts resulting in a clear and unified whole)
- Adequate response to the competition objectives, questions, and design brief requirements (spatial program)
- Adequate response to the Site and context

Phase 2: Submission of Concept Design Proposals

In Phase 2, the Jury will review the teams' proposals and select the winning proposal based on their submission and in-person presentation. The Organizing Authority will invite the shortlisted teams to submit their concept design proposals. After receiving the proposals, the Organizing Authority will ensure they meet the requirements outlined in the Call and STDs. The Competition Jury will evaluate the qualified proposals and announce the winning team. The winning team will be awarded the execution design contract following bi-party negotiations on fees, timeframe, and deliverables.

Concept Design Proposal Reward for Short-listed Teams

Each short-listed team will be awarded the amount of **Euro 40,000**, for the submission of the concept design proposal. The winning team that will be awarded the execution design contract (after bi-party negotiations), will have to discount the concept design proposal reward (40,000 Euros) from the execution design fee

1.7 Working Methodology Teams of Local and Foreign Professionals

We urge the collaboration of local and international professionals. We believe this collaboration will enhance the quality and relevance of projects. Moreover, it is crucial to view competitions as co-creative processes involving designers and members of the local community in an interactive development exercise. Every international team is encouraged by the organizers to partner with a local team, and each local team is encouraged to partner with an international counterpart. The organizing authority believes that such cooperation can increase the impact of the proposal and improve implementation feasibility.

While this is not a pre-selection criterion, having a partnership at this stage is highly beneficial and can help create a more coherent and contextualized vision, potentially boosting the teams' chances of being selected.

1.8 Eligibility

The competition is open to teams of experts with experience in architecture projects and urban development that meet the requirements outlined in this document and the STDs. The design team should consist of professionals with prior relevant experience.

Teams must meet the requirements according to Annex 9 of the STDs:

- Be registered or recognized by an official accreditation body in the country of practice of the applicant; or
- Where recognition or registration law does not apply, the applicant must be a member of a professional institution in the country of practice.

Each team participating in Phase 1 must include a lead architect, architectural designer, landscape

architect, urban designer, artist, structural engineer, and building estimator.

All applicants/bidders and team members must be identified and declare the validity of professional registration, recognition, or membership in the Team Composition Declaration

In this competition, each expert/economic operator is allowed to participate as a member of only one team (whether as a subcontractor, supporting entity, or member of a consortium of operators). Involvement in more than one team constitutes a conflict of interest and is grounds for the rejection of the application to participate in the Design Competition.

1.9 Expert Profiles

Lead Architect

- At least 10 years of professional experience.
- Relevant required licenses: category 2.b-1 (local architects), **or** equivalent licenses from the country of practice (international).
- At least one relevant design/implementation experience in a project of similar scale **or** complexity (specified in the CV)

Architectural Designer

- At least 5 years of professional experience
- At least one relevant design experience in a project of similar scale **or** complexity (specified in the CV)

Landscape Architect

- At least 5 years of professional experience
- Relevant required licenses: category 2.d. (local landscape architects), **or** equivalent licenses from the country of practice (international).
- At least one relevant design experience in a project of similar scale **or** complexity (specified in the CV)

Urban Designer

- At least 5 years of professional experience
- Relevant required licenses: category 1. c. (local urban designer) **or** equivalent licenses from the country of practice (international)
- At least one relevant design experience in a project of similar scale **or** complexity (specified in the CV)

Artist

- Experience with art installations in public spaces (specified in the portfolio).

Structural Engineer

- At least 10 years of professional experience
- Relevant required licenses: category 3.b.2. or 3.c.1. (local structural engineer), or equivalent licenses from the country of practice (international)
- At least one relevant design experience in a project of similar scale or complexity (specified in the CV)

Building Estimator

- 5+ years of professional experience
- At least one relevant work experience in a project of similar scale or complexity (specified in the CV)

1.10 Competition Jury Composition

The Competition Jury will consist of seven experienced professionals from relevant fields. The Jury will include international and local design experts, and representatives from the Albanian Government.

The members of the Competition Jury will be announced on the competition website no later than one week before the evaluation date, as specified in the competition calendar. A short biography of each juror will also be provided on the competition website.

2 Overview of the Call

2.1 General Context - Tirana

Touted as one of Europe's final "hidden gems," Albania is a small country in the Western Balkans renowned for its beautiful and varied natural landscapes, vibrant cultural heritage, and complex history, which for a long time made it inaccessible to its neighbors. Since the fall of the socialist regime, the past 30 years have been defined by both challenges to its modernization and steady economic growth, making it increasingly attractive to tourists and investors.

Over the past decade, Albania has experienced continuous growth in its tourism sector. Tourists are drawn to its diverse attractions, pristine beaches, historical sites, and natural landscapes. The country has invested extensively in both its infrastructure and marketing to capitalize on this interest, resulting in 10.1 million tourists from all six continents visiting in 2023.

Tirana, the country's capital and largest city, with a population of approximately 925,000, has undergone a particularly remarkable transformation, becoming a vibrant metropolis that stands out as one of the most enticing destinations in the Balkans.

The Government of Albania has demonstrated a robust commitment to improving both the quality of life and the architectural landscape of Tirana, emphasizing urban renewal and modernization. Through numerous architecture and urban planning competitions, the government has sought to transform key areas of the city, focusing on landmark buildings and creating vibrant public spaces. Collaborative projects with distinguished international architects have introduced a range of architectural marvels to Tirana, significantly altering its skyline. This comprehensive approach not only enhances the city's aesthetic and functional aspects but also improves overall living conditions for its residents, fostering a dynamic urban environment.

Tirana has experienced strong economic growth in recent years, with GDP per capita increasing significantly. As the economic heart of Albania, Tirana boasts a variety of industries and economic activity, with a strong focus on services, including finance, education, healthcare, and tourism.

The city has made significant progress in improving its business climate, with the government introducing reforms and

measures to attract foreign investment and support entrepreneurship. Albania's relatively low corporate tax rate of 15%, which can be further reduced to 5% for certain sectors and regions, enhances its appeal. Tirana also benefits from a highly educated workforce, with many people speaking English and other European languages. The city is well-connected, with good transport links to other parts of Albania and the wider region.

A critical and highly visible sector in Tirana's economy is construction. Due to market demand, demographic pressure, and the city's continued growth, construction is a ubiquitous part of everyday life. New construction and development projects in Tirana attract many businesses, start-ups, and digital nomads, contributing to the diversification and growth of the local economy.

Within the construction sector, the real estate industry in Albania is becoming one of the most attractive forms of investment for both local and international investors. This is especially true in Tirana, which plays a key role in the country's economic growth. The city's expanding economy, increasing population, and rising demand for modern business and residential

infrastructure will continue to drive the industry's growth moving forward.

These industries are among the economic catalysts sustaining Tirana's increasing attractiveness for newcomers, both national and foreign. This growth can only be supported with the right economic and institutional frameworks. It is paramount that Tirana, and by extension Albania, maintains this positive momentum and ensures continued progress toward European integration. To facilitate this, the right frameworks must be created, both economic and institutional. The government, as the creator and enforcer of policies, must remain at the forefront of modernization, with the know-how and physical capacities to ensure the country's long-term positive trajectory.

2.2 Context of Administrative Buildings and Infrastructure in Tirana

The first investments in administrative clusters in Albania occurred during the Italian occupation, particularly with the architectural project of Skanderbeg Square. This project included the Municipality of Tirana, several ministries, the Central Bank of Albania, and other government buildings along "Dëshmorët e Kombit" Boulevard. This

period marked the beginning of modern Tirana, laying the groundwork for the city's urban consolidation and expansion during the 20th century and beyond.

The original Skanderbeg Square project, envisioned by Italian architect Armando Brasini in 1927, proposed a fan-shaped square connected to a central boulevard. This boulevard would link two new monumental squares, larger than anything previously seen in the city. Monumental buildings on either side would accommodate key administrative institutions such as ministries and banks. However, Brasini's concept was later set aside for a new proposal by Italian architect Florestano De Fausto. De Fausto suggested an elliptical shape for the square and the construction of 11 government buildings around it. Only seven of these buildings were realized, including six ministries and the Municipality of Tirana. The buildings that were not realized included those planned for the General Directorate of Posts and Telegraphs, the National Defense Command, and the Parliament. The ministry complex, the flower garden and the square circle were finished in the 30's. The completion of the project was interrupted when the communist regime came to power.

"Energizing Cities: Innovative Public Property Development" is a priority project focusing on government buildings that currently show signs of depreciation, degradation, and outdated infrastructure, indicating a need for modernization. This project, as conceived by AIC, is based on international practices from countries such as Italy, Greece, and Austria, which have developed similar projects by creating partnerships with institutions specialized in planning and developing government properties.



Fig. 1: The architectural complex in Skanderbeg Square and the government buildings



Fig. 2: Bank of Albania



Fig. 3 and 4: The architectural complex in Skanderbeg Square and the government buildings



Fig. 5: Bank of Albania

2.3 Competition Sites Call 2: Group 2 – Lot 1 + Lot 2

The development of these two sites is based on a business model envisioned by AIC, leveraging several properties owned by the Albanian Government.

Through this development the private partner will finance the necessary office infrastructure for several public institutions relates to land and property administration. These institutions are under the jurisdiction of the Prime Minister, the Ministry of Infrastructure and Energy, and the Ministry of Justice, and are currently located in the "Harry Fultz" area where the State Cadaster is situated. Additionally, the private partner and AIC will generate revenue through the commercial redevelopment of a property along "Muhamet Gjollësia" Street, where the Property Treatment Agency (ATP) offices are currently located.

Group 2, Lot 1 – Property Institutions Cluster

(ASHK - State Cadaster Agency Property, in proximity to "Harry T. Fultz" High School)

The proposed site for the construction of the Property Institutions Cluster is a 5,000 m² lot located in the "Harry T. Fultz" High School area, on a secondary road connecting to Tirana's 2nd Ring Road, "Asim Vokshi" Road. Currently, part of the staff of the State Cadaster Agency is situated in this area, housed in a newly refurbished six-story building. This building includes an archive on the ground floor and office spaces on the upper floor. The new program should be designed to complement the existing structure, incorporating additional construction on the sides and potentially above it to maximize the use of available space.

The site is 1.8 km from the center of Tirana and in close proximity to the main boulevard and "Skanderberg" Square, where most administrative functions in Tirana are located.

Characteristics:

Coordinates: 41°20'09.5"N 19°48'33.6"E

Lot Area: 5000 m²

Access: from a secondary road, connected to 2nd Ring Road of Tirana, "Asim Vokshi" Road

Distances:

- Tirana City Center 7 min (1.8 km)
- Tirana International Airport (TIA): 17 km

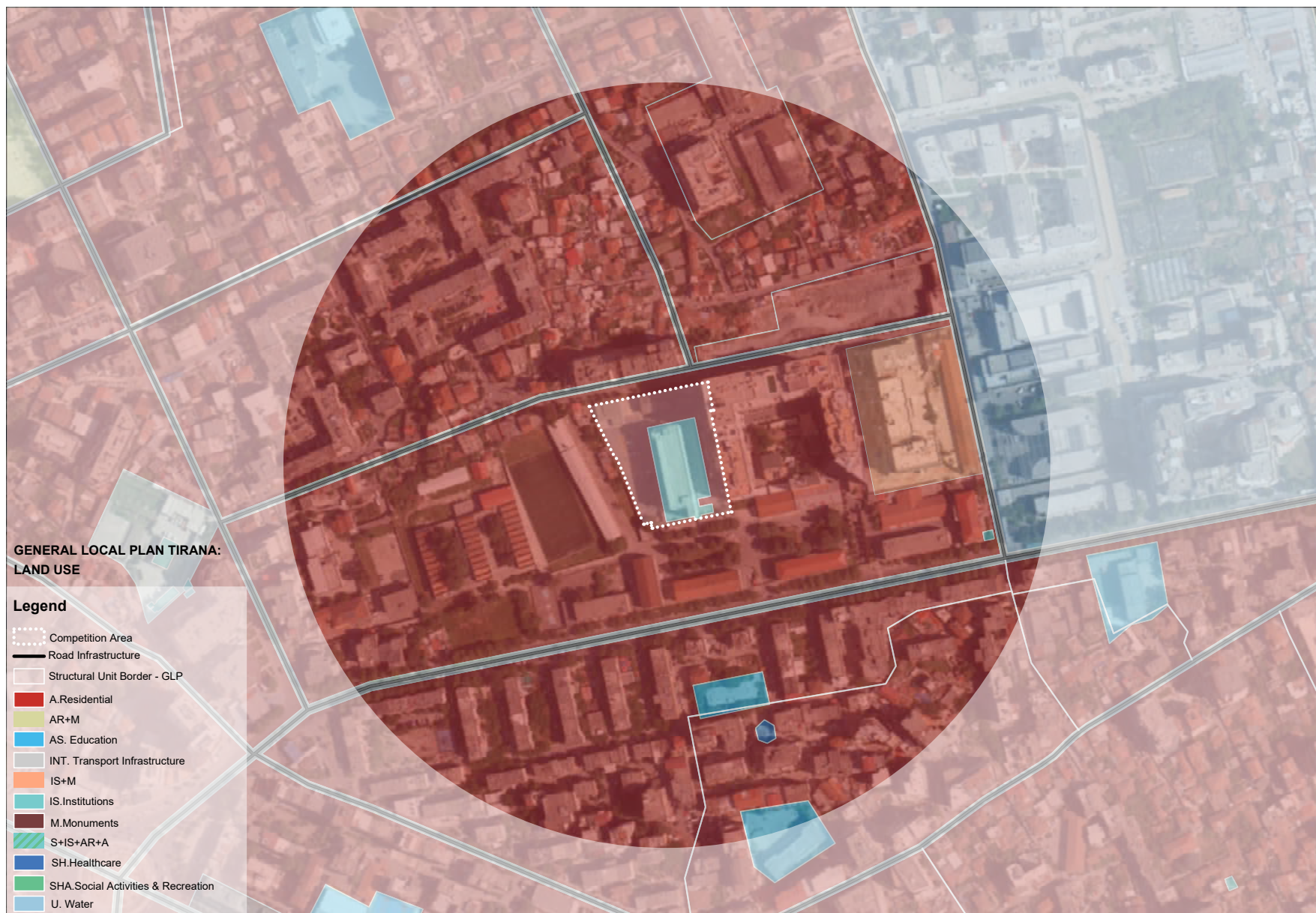


Fig. 6: Land use map of the ASHK Property (2023)

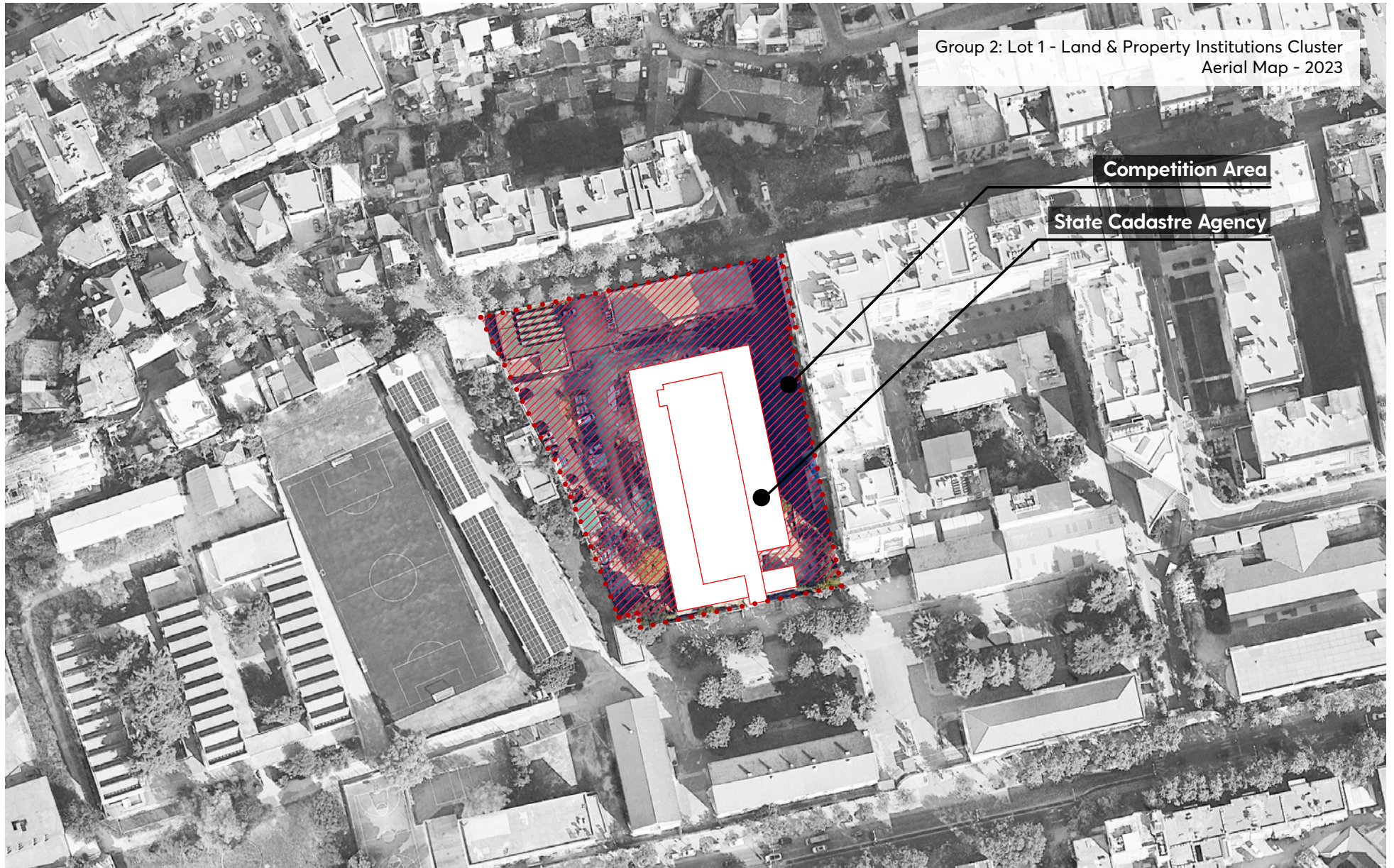


Fig. 7: Areal map of the ASHK Property (2023)

Group 2: Lot 1 - Land & Property Institutions Cluster
Context Map



Fig. 8: Context map of the ASHK Property (2023)

Lot 1 - Property Institutions Cluster - Design Program

The proposal should abide by the requirements set by the terms below and should follow the legislation in power about building standards and regulations. Successful proposals should meet the following minimum criteria, which are not exhaustive but serve as necessary constraints to an effective design.

Below are the **standard area measurements for typical spatial typologies** found throughout the cluster, which will be the same for every institution unless otherwise noted. The full list of **specific spaces** for each agency is then provided in the next section.

The overall program for this site, developed based on the specific requirements of each institution and refined through several workshops and consultations, totals approximately 15,000 sqm (the exact figure can be found in the table in the Annex section). This program will accommodate 3 institutions, each with dedicated and shared spaces. These institutions work closely with each other, and they all perform functions related to land and

property. In the subsequent section, we detail the individual requirements for each institution, outlining their specific needs.

Standard space allocation by room/use type:

- **General Director's Office: 75 m²**
- **Typical Office Types**
 - Standard two-person office: 25 m² (for department directors)
 - Standard office for four people: 25 m² (for managers and specialists)
 - Standard office for six people: 35 m² (for managers and specialists)
- **Meeting rooms (three types)**
 - Capacity for 20 people: 50 m²
 - Capacity for 100 people: 200 m²
 - Capacity for 200 people: 300m²
- **Archive and Protocol space**
 - (Specific for each institution)
- **Storage space**
 - (Specified for each institution)
- **Toilets**
 - 4 m² per unit (80 Toilets in this cluster)
- **Eating space**
 - 100 m², 1 per floor
- **Prayer room**
 - 30m², 1 per cluster
- **Parking**
 - Reservations according to the number of official vehicles for each institution

Specific spaces:

Lot 1 - Institutional Requirements:

Here are the public institutions (by acronyms) that will be sitting in the future cluster:

AShK | **AShSH** | **ATP**

The Property Institutions Cluster will house the offices, workspaces, and auxiliary needs for various institutions and government agencies under the Prime Ministry, the Ministry of Infrastructure and Energy, and the Ministry of Justice.

Total shared/common needs of this cluster:

- 3 meeting rooms 50 m² (for 20 people each)
- 1 meeting room 200 m² (for 100 people)
- 1 meeting room 300 m² (for 200 people)
- Exhibition space + Library 300 m²
- Server rooms (positioned preferably on one floor, totaling 40 m²)
- 5 Eating Spaces of 100m² each, 1 per floor
- Cafeteria 300m²
- Prayer Room 30m²
- 80 toilets (4m² per toilet) totaling 320m²
- Kindergarten 400m²
- 42 Parking Spots (12.5 m² per spot)

For a comprehensive breakdown of all spatial requirements, please refer to Annex 2

[Specific Needs of each institution within this cluster](#)

AShK

The State Cadastre Agency is the institution that deals with property registration issues, legalizations, issuance of AMTPs (land ownership acts) for agricultural land titles. In principle, AShK is the state authority responsible for completing administrative, transitional processes, legalizing ownership titles on agricultural land, inventorying, transferring, processing, and final registration of ownership titles for real estate in state and private ownership in the Republic of Albania.

Overview of spatial requirements:

A.Sh.K., with a significantly larger workforce of 800 employees, uses a total area of 8859 m². The allocation includes a GD office (75 m²), six 2P offices (150 m²), fifty 4P offices (1250 m²), twenty open-space offices (2800 m²), five archivist offices (150 m²), a meeting room for 20 people (50 m²), a large archive (2500 m²), two storage

areas (600 m²), a server room (35 m²), and three support spaces (300 m²). This extensive layout supports the institution's substantial operational demands.

Unique Requirements:

- The agency owns the 6-floor building where the site is located and the rest of the staff will occupy that building.
- They need an archive space of 2500 sqm, divided in 4-5 sections, located in the ground floor with limited accessibility
- Open space' offices are necessary for their work process

AShSh

The mission of AShSh is to ensure that the procedures for expropriation or temporary use, for public interest, of private property of natural or legal persons throughout the territory of the Republic of Albania are carried out in accordance with the conditions and procedures defined by the legislation in force, guaranteeing transparency, equality of citizens, and the protection of their property interests and rights. ASHSH has the following areas of responsibility:

- Implementation of all procedures for expropriation or temporary use, for public interest, of private property of natural or legal persons
- Administration of state budget funds for expropriations, for all units of the executive power in the central government units

Overview of spatial requirements:

A.Sh.Sh. has 40 employees and occupies a total area of 560 m². The space is divided into various offices and shared spaces, including a GD office (75 m²), two 2P offices (50 m²), eight 4P offices (200 m²), a meeting room for 20 people (50 m²), an archive (75 m²), and a storage area (50 m²). This setup ensures that each department has the necessary space to operate efficiently.

Unique Requirements:

- Waiting area for public, that can serve as a reception
- Archive needs to be larger to account for high volume of documents, have means of limiting access and have an on-site

ATP

In carrying out its activities, the Property Treatment Agency aims to finalize the process of recognizing ownership and return or compensate as appropriate, as well as completing the compensation process through the enforcement of all approved compensation decisions within 10 years.

Overview of spatial requirements:

A.T.P. supports 153 employees and spans an area of 2290 m². The space distribution includes a GD office (75 m²), three 2P offices (75 m²), forty-eight 4P offices (1200 m²), a meeting room for 20 people (50 m²), a waiting area (25 m²), an archive (380 m²), and two storage areas (240 m²). This arrangement accommodates the institution's diverse functions and the needs of its employees.

Unique Requirements:

- The agency requires a waiting area for the reception of public

Group 2, Lot 2 - Mixed-Use Development Site

The proposed development site is situated along "Muhamet Gjollështa" Street, part of Tirana's 2nd Ring Road, covering an area of 3,000 sqm. It is located 2 km from the center of Tirana, in close proximity to major arteries leading to the city center (Rruga e Kavajës, Rruga e Durrësit), and 20 km from Tirana International Airport. This location provides easy access to major transportation routes such as the Blue Corridor (linking Montenegro, Albania, and Greece), Corridor VIII (the Egnatia Road), and the Port of Durrës.

The site is strategically positioned between two of Tirana's busiest traffic junctions, "Zogu i Zi" and "Ataturk Square" (formerly 21 Dhjetori), making access to the site challenging during peak hours. Currently, the site is occupied by an institutional building that will be demolished due to significant damage from the November 2019 earthquake. The site is surrounded on three sides by academic institutions and public offices, including the University of Sports, the Faculty of Architecture and Urbanism, the Faculty of Civil Engineering, and the offices of the Albanian Development Fund.

Additionally, the area features a dense and vibrant residential neighborhood that has been energized by nearby academic institutions. Many apartments have been converted into rental spaces for students, and the ground floors of existing structures now house businesses catering to student life. New high-rise developments are emerging in the area and surrounding neighborhoods due to high demand for housing, office spaces, and retail.

Characteristics:

Coordinates: 41°19'44.1"N 19°48'06.6"E

Lot Area: 3000 m²

Access: Located close to the Faculty of Engineering.

Distances:

- Tirana City Center 10 min (2 km)
- Tirana International Airport (TIA): 20 km



Fig. 9: Land use map of the ATP Property

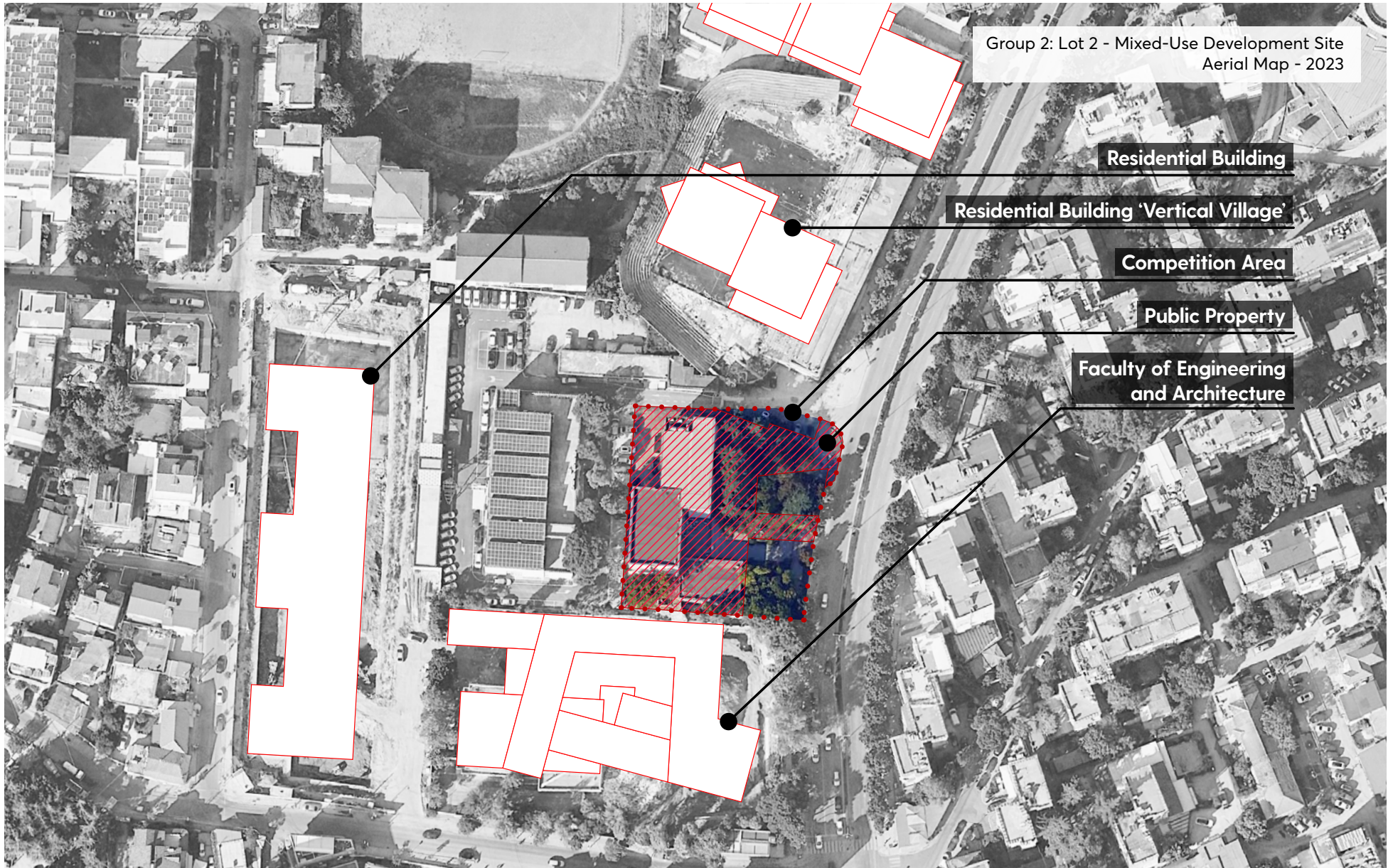


Fig. 10: Aerial map of the ATP Property (2023)

Group 2: Lot 2 - Mixed-Use Redevelopment Site Context Map

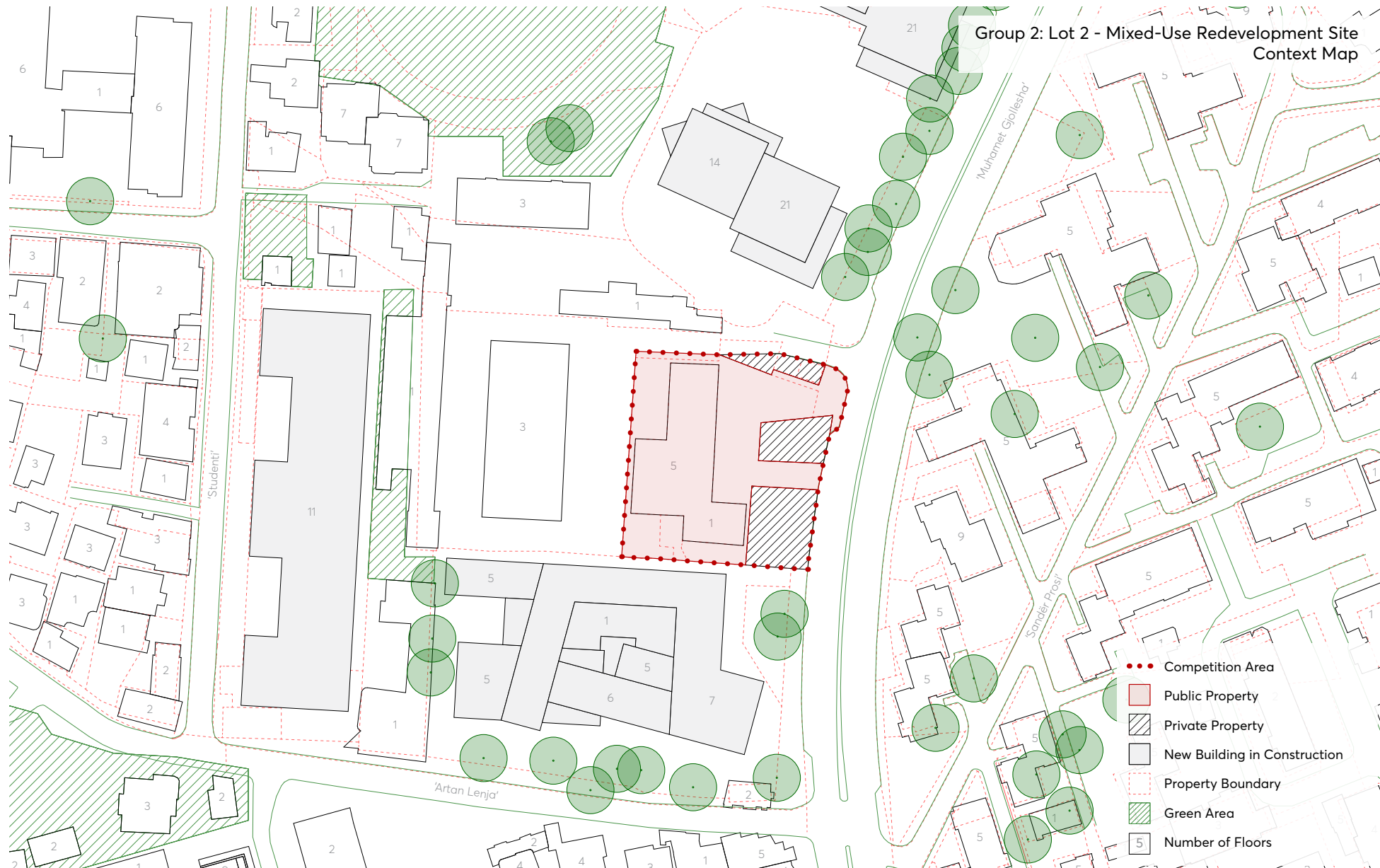


Fig. 11: Context map of the ATP Property

Lot 2 – Mixed-Use Development Program

The area designated for redevelopment will be utilized for the construction of the Mixed-Use Development.

The spatial, functional, and typological specifications of this development will be further defined and agreed upon through a negotiation process between AIC and the selected private partner. The partner will finance the cluster of government institutions and serve as the primary beneficiary of the mixed-use development. For this call, the preliminary program of the mixed-use development (used as the basis for the visual proposal) must include the following characteristics:

Preliminary Program

- Mixed-Use
- Dormitory/Studio

Design Requirements

- Design of the façade and volume of a multi-story mixed use development from 25 to 40 floors (up to the designer's evaluation), with a footprint of 800 to 1,200 sqm and with a total built up area of 30,000 to 40,000 sqm.
- Sufficient parking
- Site considerations
 - Super considerate about daylight, minimizing the impact of the shadow

2.4 Scope of the Competition and Competition Questions

This competition aims to generate new ideas and proposals for the overall development of the selected site, with a focus on transforming and developing areas, improving public property quality, and enhancing the work environment for civil servants. It also seeks to capture unrealized land value, increase property values, generate revenue, and promote local business growth, entrepreneurship, and new economic concepts.

Project Scope

The competition requires concepts for two project sites:

Site 1: Develop a new administrative cluster for multiple government institutions, meeting high workplace environment standards.

Site 2: Transform some of the existing government facilities sites into new development sites in collaboration with a private partner. This development will serve as a versatile hub blending upscale residential and commercial spaces, creating a notable landmark that revitalizes the local community and its surroundings

Design Proposal Guidelines:

The design proposals must adhere to the requirements outlined in the Call and accompanying documentation, with the following aspirations:

- Promote the designated sites as centers of democratic and efficient governance for a future European capital and key regional partner
- Provide functional programming and design that reflect and promote the project's characteristics and ambitions
- Establish necessary capacities for efficient collaboration and work models within client government institutions, addressing current needs, future expansion, and a transformative approach to ensure a responsive, modern administration fulfilling its roles and responsibilities effectively

A successful proposal should address the following key questions:

- How can we plan an administrative cluster that embodies good governance, efficiency, modern work practices, and collaboration, while delivering top-notch government services?
- How can we design spaces that facilitate work according to required protocols yet remain flexible to adapt to evolving work styles?
- How can we ensure effective connectivity between diverse functions and create seamless flows across programmatic spaces?
- How can we implement security measures that meet institutional needs without hindering seamless operations?
- How can we enhance mobility and ensure safe, efficient access for users and the local community?
- How can we improve the quality and aesthetics of the surrounding environment through design?
- How can we integrate technology to future-proof spaces, enabling expansion, growth, and consolidation of government roles?
- How can we incorporate modern workplace amenities such as child-care, shared workspaces, and open-air facilities?

2.5 Competition Objectives

The outcome of this competition will be the design solutions for the new public administration clusters in Tirana, along with their twinned development projects, which will be constructed as part of the contract with the winning partner.

Each competitor is required to address and integrate the following considerations through the design process:

- Conduct a comprehensive analysis of the competition area and its surroundings, based on desk research, meetings with experts, and site visits, to reflect current conditions and justify the proposal
- Provide architectural design proposals that create distinctive exteriors while ensuring the flexibility of the interior space to accommodate the entire program and required functionalities
- Explore functional synergies in the design of the building program and layout. Anticipate both primary and secondary uses of the space, allowing for flexibility while providing adequate infrastructural support for various spatial configurations and institutional arrangements
- Incorporate modularity into the design to improve the ease and flexibility of modifying working arrangements according to needs
- Create opportunities for revenue-generating activities to offset potential costs through public amenities within the clusters
- Maximize the production of renewable and green energy, aiming for a carbon-zero or carbon-negative building by utilizing the large plot
- Ensure accessibility for all, with ramps, elevators, and other facilities that guarantee the comfort and safety of users.
- Any solution should incorporate creativity, use of the latest technology, cost-effectiveness, compliance with Albanian legislation, and the implementation of best available practices for designing such typologies.
- Prepare and submit the required documentation as specified in this Call and the Standard Tender Documents (STDs). In case of any conflict or inconsistency among the requests, the order of precedence will be: (1) STD, (2) Terms of Reference (Call)
- Present the proposal to the Jury (short-listed teams only) on the date announced by the organizers
- If selected as the winner (short-listed team only), be willing and have the capacity to comply with the other stages of development

3 Required Services

3.1 Required Services

Phase 1: Expression of Interest and Eligibility (Shortlist)

1. Submit the preliminary concept idea;
2. Submit the supporting application documents;
3. Submit the documents to the Competition Organizers' address (soft copy and hard copy) within the given deadline.

Phase 2: Submission of Concept Design Proposals

- Draft the concept design proposal;
- Prepare the accompanying materials including:
 - The scale model,
 - The project report,
 - The preliminary estimate for the proposal (implementation costs), and,
 - The estimated execution design project fee.
- Submit the documents to the Competition Organizer address (soft copy and hard copy) within the given deadline;
- Present the concept design proposal in front of the Jury, on-site (on a date to be announced)

3.2 Application Documents

Competition applicants must submit several documents, to comply with the requirements of the competition for Phase 1 and Phase 2 of the contest. These documents are of legal, informative, and design character. Any details regarding the documentation that needs to be submitted to be eligible for the competition will be given in Annex 9 of the STDs. The list below is for informational purposes only; please refer to the above-mentioned document for the full formal requirements and forms that need to be submitted.

Phase 1 Documents/ Deliverables

The Deliverables should be bound as two PDF Documents, organized in Chapters arranged and titled following the same structure as listed below, where the Drawing and Illustrations of the (Preliminary) Concept Design will constitute one of the Binders and the rest of the Documents will comprise the other Binder.

Well-organized Binders will help the Organizing Authority and the Jurors evaluate the compliance of each submission with the STDs requirements.

Please, follow these instructions!

I. General Eligibility/ Qualification Criteria

These criteria are fulfilled through the submission of the Self-Declaration Form of the Applicant/Bidder, on the submission day according to Annex 10 of the STD's.

- In the event of a Joint Venture of Bidders, each Biddermember of the group must submit the aforementioned Self-Declaration
- If the Applicant/ Bidder will rely on the capacities of other entities, the aforementioned Self-Declaration must also be submitted by the supporting entity
- The General Qualification Criteria must not be changed by the Organizing Authority
- In any case, the Organizing Authority has the right to carry out the necessary verifications for the authenticity of the above information declared by the Applicant/ Bidder
- If the application is presented by a Joint Venture of Applicants/ Bidders, the Applicants/ Bidders should provide:
 - A cooperation agreement between them, defines the representative, the percentage of participation in the joint venture,

and the tasks/ responsibilities that each of the members of the joint venture will carry

- o If an Applicant/ Bidder wants to rely on the capacities of other entities, he/she proves to the contracting authority or entity that he/she will have the necessary resources available, submitting a written commitment to these entities for this purpose

Each expert/economic operator is allowed to participate as a sole member of only 1 (one) team (whether as a subcontractor, supporting entity, or member of a consortium of operators). Involvement in more than one team constitutes a conflict of interest and is grounds for the rejection of the application to participate in the Design Competition.

II. Specific Qualification Criteria

The Applicant/ Bidder must submit:

1. Expression of Interest
2. Team Composition Declaration
3. Primary Staff CV (showcasing relevant previous experience), portfolio (lead architect/ studio and designers)

4. Methodology, Vision statement and Preliminary concept drawings + illustrations
 - a. Each Applicant/Bidder must submit a written vision statement for their proposed concept/ design, accompanied by sufficient graphic material to enable jurors to understand and impartially evaluate the concept. Clarity in presentation will facilitate and support the communication of the idea to the Working Group/Jury.
5. Economic and financial capacity
 - a. To prove their financial and economic capacities, the economic operators must present a certificate for the annual turnover for the last financial years 2021, 2022, 2023 , where the turnover value for at least one of the years of the requested period must be no less than 1,000,000 Lek. For foreign operators, in cases where the required documents are not issued in the country of origin to certify the balance sheets/ financial statements or the annual turnover, they can submit a statement for their confirmation

Phase 2 Documents/ Deliverables

1. Detailed Concept Design Proposal;
2. Detailed Preliminary Estimate Proposal for the Project Execution (Execution costs)
3. Justified Execution; Design Fee Proposal

The required proposal for Phase 2 submission should include, but are not limited to the following list of documents:

1. Materials visualizing the proposal (A0, foam-board panels - maximum 8 panels)
 - a. Plans, sections, and elevations of the proposal;
 - b. Functional diagrams
 - c. Concept diagrams and drawings (mobility/circulation, parking, structural)
 - d. Urban design concepts and plans
 - e. Landscape design concepts and specifications
 - f. Diagrams of key technical specifications
 - g. Renders and visualizations.

2. The proposal's report (A4 or A3 format), including
 - a. Design approach and methodology
 - b. Inspirations, precedents, references
 - c. Context analysis
 - d. Stakeholder needs identification
 - e. Description and presentation of the proposal
 - f. Work plan
 - g. Spaces and capacity specifications (diagrams, text descriptions)
 - h. Elements and functional specifications (diagrams, text descriptions)
 - i. The preliminary estimate of the proposal (implementation costs)
3. Scale site model (scale to be defined by the team)
4. PowerPoint/ Keynote Presentations of the Proposals (including animations - optional)

3.3 Copyright

All competitors' drawings and submissions become the common property of the Organizing Authority, which gains the right to publish, reproduce, and use them for different institutional purposes. The copyright of each design submission remains with the author.

4.1 Timeline and Submissions

The applicants and their respective teams shall submit the required documentation in fulfillment of the deadlines, as outlined in this document and the STDs. In case of a change in the scheduling of the work, the organizing authority is obligated to bring this to the attention of other parties within a reasonable time.

The phases for the competition and subsequent contract are as follows:

Phase 1: Pre-qualification and short-listing

Phase 2: Concept Design phase – the contest of short-listed candidates

Phase 3: Contracting of the winning candidate for the detailed design work (following the selection of business partners by AIC)

4.2 Submission Guidelines

The team will prepare and submit officially the required documents to the offices of the Organizing Authority – The National Territorial Planning Agency (NTPA) – and also via the competition e-mail.

Phase 1

The documents should be submitted in 1 (one) printed and signed copy at the postal address of the Organizing Authority, together with a CD of the digital material. 1 (one) electronic copy of the material should be sent to the competition email address.

Competition Email Address:

DualPublicPropertyCompetitions@gmail.com

Phase 2

The panels should be submitted in A0 format, foam-boarded, in 1 (one) printed copy while the report should be submitted in an A4 or A3 paper format, in 10 (ten) printed copies. Some copies of the reports will be distributed to the Jurors and the rest will remain with the Organizing Authority. The printed copies together with 1 (one) CD of the digital material and the scale model should be submitted to the postal address of the National Territorial Planning Agency. 1 (one) electronic copy of the panels (original/ editable format and PDF), the report (editable format and PDF), and the presentation (editable format and PDF) should be sent to the competition email address.

Postal address:

AGJENCIA KOMBËTARE E PLANIFIKIMIT
TË TERRITORIT - AKPT (National
Territorial Planning Agency - NTPA)
Street "Muhamet Gjollështa" no. 57,
Kutia Postare (P.O. Box) 1023, Tirana,
Albania Tel: +355 42 272 556

4.3 Language

All required documents should be fully submitted entirely in English or Albanian.

4.4 Competition Calendar

Open call for expression of interest	4 June
First question period	27 June
Deadline Phase 1 (15:00 CET)	5 July
Shortlist	9 July
Invitation: Concept-Design	16 July
Deadline Phase 2 (15:00 CET)	26 August
Presentations + Jury Evaluation	3 September
Exhibition/ publication	3 September

4.5 Competition Base Material

Figures and Drawings

All the necessary graphic documentation needed by the Applicants to work on the project will be available for download at the competition's site and also on a shared Google Drive folder.

List of Documents uploaded in GDrive Folder:

- A copy of the Terms of Reference
- Documents for the Competition Site:
 - Site plan (as Autocad editable file format dwg); satellite images; orthophoto; photos (site and specific object photos); GIS information; general local plan specifications; tables of spatial requirements

Competition website:

Albanian

[LINK](#)

English

[LINK](#)

Link to the Google Drive folder

[LINK](#)

5. List of Annexes

ANNEX 1: List of accompanying materials
(GDrive)

- Site Plans
- Site Photography
- Orthophotography
- Satellite Images
- GIS and Land Use Specifications (as outlined within the General Local Plan)

ANNEX 2: Overview of the Spatial Program

The tables below outline the required spaces for the cluster, which should be seamlessly integrated into the proposal. Initially, an overview table presents the needs of the entire cluster, including shared spaces. Subsequently, detailed tables specify the spaces required for each institution within the cluster.

Institution	Shared (amount)	ASHSH	ASHK	ATP	TOTAL (amount)	TOTAL (m2)	
PROPERTY INSTITUTIONS CLUSTER							
Spaces	Area	Amount of Spaces					
GD Office	75 m ²	1	1	1	3	225 m ²	
2P Office	25 m ²	2	6	3	11	275 m ²	
4P Office	25 m ²	8	50	48	106	2650 m ²	
Office Open Space (ASHK)	140 m ²		20		20	2800 m ²	
Archive Office (ASHK)	30 m ²		5		5	150 m ²	
Meeting Room for 20P (shared)	50 m ²	1	1	1	3	150 m ²	
Meeting Room for 100P (shared)	200 m ²	1			1	200 m ²	
Meeting Room for 200P (shared)	300 m ²	1			1	300 m ²	
Archive (ASHSH)	75 m ²	1			1	75 m ²	
Archive (ATP)	380 m ²			1	1	380 m ²	
Archive (ASHK)	2500 m ²		1		1	2500 m ²	
Waiting Area	25 m ²			1	1	25 m ²	
Storage (ASHSH)	50 m ²	1			1	50 m ²	
Storage (ATP)	120 m ²			2	2	240 m ²	
Storage (ASHK)	300 m ²		2		2	600 m ²	
Support Spaces (ASHK)	100 m ²		3		3	300 m ²	
Server (ASHK)	35 m ²		1		1	35 m ²	
Server	20 m ²	2			2	40 m ²	
Toilets	4 m ²	80			80	320 m ²	
Kindergarten	400 m ²	1			1	400 m ²	
Prayer Room	30 m ²	1			1	30 m ²	
Eating Space (1 per floor)	100 m ²	5			5	500 m ²	
Cafeteria	300 m ²	1			1	300 m ²	
Expo Room + Library	100 m ²	1			1	100 m ²	
Parking	13 m ²	42			42	525 m ²	
					TOTAL	13170 m²	
					Common Areas	1580 m²	
					TOTAL (with Common Areas)	14750 m²	

Institution	ASHSH		
<i>Nr. Employees</i>	40		
Hapësirat	Amount	Area	Total Area
GD Office	1	75 m ²	75 m ²
2P Office	2	25 m ²	50 m ²
4P Office	8	25 m ²	200 m ²
Meeting Rooms for 20P (shared)	1	50 m ²	50 m ²
Archive - Protokoll	1	75 m ²	75 m ²
Storage*	1	50 m ²	50 m ²
Total	500 m²		
Common Areas	60 m²		
Total (with Common Areas)	560 m²		

Institution	ASHK		
<i>Nr. Employees</i>	800		
Spaces	Amount	Area	Total Area
GD Office	1	75 m ²	75 m ²
2P Office	6	25 m ²	150 m ²
4P Office	50	25 m ²	1250 m ²
Office (Open Space)	20	140 m ²	2800 m ²
Office (Archivist)*	5	30 m ²	150 m ²
Meeting Rooms for 20P (shared)	1	50 m ²	50 m ²
Archive	1	2500 m ²	2500 m ²
Storage*	2	300 m ²	600 m ²
Server (ASHK)	1	35 m ²	35 m ²
Support Spaces	3	100 m ²	300 m ²
Total	7910 m²		
Common Areas	949 m²		
Total (with Common Areas)	8859 m²		

Institution	ATP		
<i>Nr. Employees</i>	153		
Spaces	Amount	Area	Total Area
GD Office	1	75 m ²	75 m ²
2P Office	3	25 m ²	75 m ²
4P Office	48	25 m ²	1200 m ²
Meeting Rooms for 20P (shared)	1	50 m ²	50 m ²
Waiting Area	1	25 m ²	25 m ²
Archive - Protocol	1	380 m ²	380 m ²
Storage*	2	120 m ²	240 m ²
Total	2045 m²		
Common Areas	245 m²		
Total (with Common Areas)	2290 m²		

* - Spaces for Institution's unique needs