



Notice for the Competition Procedure

Developer of Investment Project:	Albanian Investment Corporation
Name of Investment Project:	"Development and management of state buildings"
Sub-project:	"Construction and management of the Government Cluster"
Contract Title:	"Development of VOID Tower"

1. The Albanian Investment Corporation, here "Corporate" is a joint-stock commercial company entirely owned by the state, with the Ministry responsible for the economy of the Republic of Albania as its sole shareholder.
2. The Corporation develops the investment project "Development and management of state buildings", part of which is the sub-project "Construction and management of the Government Cluster", through the legal instrument of enterprise related to two state properties, the property for development with enterprise and the property for public development, set out in Section IV, subsection 2, Property Information, of the Qualification Document.
3. The investment project aims to transform old state spaces and buildings that currently show signs of depreciation, degradation and outdated, non-contemporary infrastructure and where the existing conditions indicate the need to improve the quality of the properties. The public interest pursued by the investment project consists in improving the working conditions of public officials, as well as in energizing the city by bringing about the development of the urban areas where the properties are located. The project is realized through a partnership model, where the Corporation has the role of developer and mediator between the public institution that has an interest in developing its properties and benefiting from contemporary buildings and the private partner that possesses financial, human resources and executive capacities and has an interest in realizing investment project.
4. The private partner ensures the profitability of the investment made by avoiding any bureaucracy and uncertainty regarding the status of the property (certified state property), in obtaining permits (the Corporation has applied for obtaining a development permit from the KKT on architectural project ideas both facilities), as well as in any relationship with public authorities, but he also in cooperation with the Corporation help to realize the public purpose of this investment project.

5. The Corporation through this international public competitive procedure intends to select the private partner, in the capacity of Entrepreneur for the development of the property through entreprise, realizing the architectural project-idea of the union of the subjects Andrea Kaputo & Focus Architecture & OpenFabric & James Beckett.
6. The entities that will draft the detailed architectural designs have been selected through a design competition and are recognized as “Designated Subcontractors” by the Corporation in accordance with the definitions for “Designated Subcontractors” in the Instructions to Applicants in the Qualification Document. The “Designated Subcontractors” for the subproject “Construction and Management of the Albanian Cadastre Building” are given in Section IV, subsection 4, Designated Subcontractors, of the Qualification Document.
7. The competition procedure for the selection of the Private Partner will be carried out through the competitive selection procedure with envelope, with two stages, namely the qualification stage and the selection stage, as specified in the "Regulations for the Competition Procedure", published on the official website of Corporation [link](#). The procedure is open to all subjects, natural or legal persons, private or public, domestic or foreign.
8. This Notice of the Competitive Procedure opens the first stage of the competition for the selection of the Private Partner. Applicants who meet the qualification criteria and undertake the commitments defined in the "Qualification Document" are qualified in this competition procedure. The "Qualification Document" is drawn up in Albanian and English and published on the Corporation's website [link](#).
9. In the first phase, qualified candidates, in addition to meeting the qualification criteria, must commit to fulfilling the following commitments:
 - a) the commitment to pay the costs of the international competition for the selection of the best property development project (the value is provided by the Corporation upon request);
 - b) the commitment to pay the costs of preparing the detailed architectural project based on the winning architectural project idea of the competition, which cannot be more than the costs declared by the designer (the value is provided by the Corporation upon request);
 - c) the commitment to make arrangements for the placement of employees of public institutions who currently work in the properties that are the object of this investment project, for the entire construction period, until the delivery of the property for public development (the needs of the institutions are provided by the Corporation upon request; the suitability of the premises will be negotiated with the Corporation);
 - d) the commitment to pay taxes, fees and contributions, in the context of the application for a development permit, construction permit, supervision of works or any stage of property development until the registration of the developed property;
 - e) the commitment for the registration of the new property and the transfer of the respective parts of the Corporation at the expense of the private partner;
 - f) the commitment that the architectural project ideas will be developed in the property for entrepreneurship and in the property for public development according to the development permit;

- g) the commitment to conclude a contract with the Corporate's "Nominated Subcontractors", for the detailing of the architectural design, according to the architectural design approved with the development permit;
- h) the commitment that at the request of the Corporation from the respective part of the Corporation in the VOID Tower building, the architectural project idea of the Government Cluster will be fully developed in the property for public development, according to the development permit;
- i) the commitment to conclude the enterprise contract and its associated agreements with the Corporation, at the end of the selection process.

These commitments constitute the preliminary conditions of the business contract, the non-fulfillment of which leads to the invalidity of the contract.

10. The second phase of the competition will be announced only to the candidates qualified in the first phase through the Invitation to Offer. The offers submitted by the candidates in this phase must meet the basic criterion, which is **45% (forty-five percent)** and will be evaluated with the selection criterion, which is:
- a. the highest percentage of the relevant area offered to the Corporation in the VOID Tower building over the basic criterion.

The offer that offers the highest percentage is declared the winner.

11. Interested parties may obtain further information from the Corporation at the address provided below during business days between 09:00 and 17:00, local time.
12. Applications can be prepared and submitted in Albanian or English. Any accompanying documents that are in languages other than Albanian or English must be translated into one of these languages.
13. Applications must be delivered by hand or by post to the address below **not later than January 6, 2025, at 13:00 local time.**
14. The opening of applications will take place immediately after the submission deadline at the following address:

Korporata e Investimeve Shqiptare
Adresa: Rr. Ibrahim Rugova 5, Sky Tower 7/1, Tirana, Albania
Email: competition@aicorporation.al;
Adresa e faqes së internetit: <https://aicorporation.al/>