

OPEN CALL:

# International Concept Design Competition

FOR 3 FOOTBALL STADIUM COMPLEXES  
DURRËS, KORÇA, VLORA (IN LOTS)

"THE NEW CITY CENTERS"





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# 1 Overview of the Competition

## 1.1. Promoters

The National Territorial Planning Agency (through its Atelier Albania unit), at the request of the Ministry of Education and Sports and mandated by the Council of Ministers, is announcing an open design competition for architecture design proposals, through which it is searching for the best design solutions for the redevelopment of 3 football stadium complexes in cities of Durrës, Korça and Vlora.

## 1.2. Manifesto

Sports are central to the culture and tradition of Albanian cities. In the post-war period, many major cities were equipped with new football stadiums and sports facilities. These buildings became dynamic hubs of sports, cultural and social activity for their citizens, promoting sports and physical activity, and creating invaluable social capital. Over time, as cities continued to develop, these buildings experienced depreciation and no longer meet the requirements of contemporary football stadiums and city life.

This competition comes at a moment where, as a people and as a society, we have reassessed the importance of sports and of the success in sports, resulting in a series of sports investments throughout the country. Football teams and their clubs in Durrës, Korça and Vlora will have the chance to play on their home ground in a few years.

After the reconstruction of Elbasan Arena, "Loro Boriçi" Stadium in Shkodra, Kukës Stadium and the redevelopment of "Air Albania" Stadium in Tirana, the Albanian Government, in collaboration with these three municipalities and the Albanian Football Association, has initiated a process to re-conceptualize and redevelop the sports complexes and football stadiums in the cities of Durrës, Korça and Vlora.

The stadiums in these 3 cities are unique, due to their central locations. The Albanian Government, in conceptualizing the "Air Albania" Stadium, incorporated the football stadium into the surrounding urban fabric, thus creating a successful precedent in seamlessly integrating sports complexes into the existing dynamics of a vibrant contemporary city.

**"... The stadium was built for football; it creates social life and employment. The stadium belongs to athletes, tourists; a monument on the touristic map of the city..."**

*(Prime Minister Mr. Edi Rama at the "Air Albania" Stadium Inauguration)*

The football stadiums in Durrës, Korça and Vlora carry the same potential. As such, the redevelopment of these stadiums, abiding by international criteria, will serve as a catalyst for polycentric development and the creation of new city hubs, where sports can coexist with cultural, social, educational and commercial activities.

Stadiums are categorized as significantly massive infrastructures that occupy considerably large areas within cities. They require outstanding resources to be built, operated and maintained. In addition, most of the time, their lights are off till the next game.

**The vision of the Albanian Government and the Ministry of Education and Sports is to turn the stadiums into new city centers where life takes place 24/7 and throughout the year.**

The goal of this competition is to generate new ideas and proposals for the redevelopment and revitalization of the football stadium complexes in Durrës, Korça and Vlora, creating mixed-use, contemporary facilities that accommodate both sports as well as a variety of commercial, business, retail facilities and services. Cultural and educational activities should be part of the program of the new football stadium complexes, as well.

We are looking for design proposals that will serve as urban catalysts, improving the connectivity of each area with the surrounding city life, and facilitating new exchanges, dynamics and activities. These interventions should be unique for their design identity, urban sustainability and their integration of sports, commercial, cultural, educational, and human synergies — ultimately transforming these football stadium complexes and their surrounding area into new city hubs, where life takes place fully throughout the day and the year. As well, we are looking for design proposals that strive to preserve and protect the cultural and sports history.

The new football stadiums in Durrës, Korça, and Vlora will hold 10,000

spectators each and abide by the UEFA regulations for Category 3 stadiums. The projects will holistically reconceptualize and redevelop the sports complexes, including the Indoor Court Facilities, the Swimming Facilities (in Korça and Vlora), and the rest of the sports terrain.

These landmark projects will be a high return on investment for their respective cities, as we are certain the redevelopment will transform them in revered stadiums in Europe in the future that will not only be state-of-the-art “temples” of football but also will provide new squares and public spaces, accompanied by facilities open to the general public on days when there are no matches.

***“This competition aims to attract the most talented architects around the world to submit creative and functional proposals.... not simply seeing stadiums as playgrounds, but as new city centers integrating sports with culture, social and commercial activities, similar to the model of “Air Albania” Stadium in Tirana.”***

*(Minister of Education and Sports, Ms. Evis Kushi at the “Best of 2022” Ceremony)*



Fig. 1: “Air Albania” Stadium; a success story of a new vibrant city hub and a model of contemporary design blending gracefully with cultural heritage

### 1.3. Beneficiaries

This competition aims at the design and implementation of high-quality sports and mixed-use spaces integrated with the football stadiums of Durrës, Korça and Vlora, catering not only to the residents of these cities but also tourists and visitors that will be brought in by these new socio-economic centers of the cities. The direct beneficiaries of the redevelopment projects are therefore not only the football clubs but also the Cities of Durrës, Korça and Vlora, their residents and visitors.

### 1.4. Organizing Authority

The National Territorial Planning Agency is the organizing authority for the competition process, on behalf of the Albanian Government and the Ministry of Education and Sports (MES). The contracting authority for the execution design process will be defined at a later stage by MES and the Albanian Government.

### 1.5. Competition Sites

There are three sites of intervention, one in each city. The organizers of this competition have conceived it in three separate lots, each aiming at design excellency in areas where it is foreseen the redevelopment of the existing sports complexes, namely:

- **Lot 1: Durrës** — The overall reconceptualization of the site and redevelopment of the “Niko Dovana” Football Stadium and its surrounding area;
- **Lot 2: Korça** — The overall reconceptualization of “Skënderbeu” Sports Complex, including the redevelopment of the “Skënderbeu” Football Stadium, the reconstruction/ reconceptualization of the Olympic Swimming Pool, and the Indoor Court Facility;
- **Lot 3: Vlora** — The overall reconceptualization of the residential and sports Quarter of “Flamurtari” Sports Complex, including the redevelopment of the “Flamurtari” Football Stadium, the reconstruction/ reconceptualization of the swimming pool, and the Indoor Court Facility.

### 1.6. Scope of the Competition / Competition Questions

The competition will build on these three tasks:

1. The site plan and landscape design proposal for the competition site pertaining to the reconceptualized Sports Complex - city interconnection;
2. Architecture concept design proposal for the redevelopment of the Football Stadium Complex, integrated with other uses (cultural, social, commercial, business, educational, etc.);
  - Ideas can occupy larger areas than the actual stadium footprint, based on the overall reconceptualization of the site.
3. Architecture concept design proposal for the reconstruction of existing Facilities, like indoor courts and swimming pools;
  - Ideas can occupy larger areas than the actual stadium footprint, based on the overall reconceptualization of the site.

The proposals should abide by the requirements set by the Albanian Football Association, in compliance with the standards of UEFA-certified stadiums, Category III, and shall aspire to:

- Promote sports;
- Improve the quality of the built environment and the aesthetics of the public spaces in and around the complex;
- Provide functional programming and design that reflect and promote the characteristics of the city life and its sports heritage;
- Offer possibilities and capacities for mixed-use functions, particularly cultural, commercial, educational activities and services, to create a development that is active day-round, 24/7, throughout the year and not just during matches.

**“Air Albania” Stadium in Tirana is a model to look at, as an example of how design and reprogramming can fundamentally transform the life of a site and the impact it has on the city’s life and economy.**

A successful proposal responds well to the following questions:

- How can we propose a redevelopment that bolsters the identity of the area, and reflects its sports heritage?
- How can we design spaces that allow visitors to become part of the experience in and around the facilities?
- How can we ensure successful

and efficient connectivity of the mixed functions and seamless flows between the sports areas and the culture, education, business, service and commercial areas?

- How can we ensure good mobility in the area as well as efficient and safe access to spaces, not just by users, but also by the nearby community?
- How can we improve the quality and the aesthetics of the nearby context through design proposals?

### 1.7. Competition Objective

The outcome of the competition will be the design solutions for the redevelopment of the 3 Football Stadium Complexes in Durrës, Korça and Vlora. Each competitor will be required to work to achieve the following, while the **short-listed ones** will be required to work in **one site only** (Phase 2):

- Study the area of the competition and its surroundings. Provide an in-depth analysis of the proposal area, upon desk research, meetings with experts and site visits, to reflect the current conditions and justify the proposal;

- Provide the architecture concept design proposals for the redevelopment of one of the 3 Football Stadium Complexes in Durrës, Korça or Vlora;
- Search for mutual programs and activities of the Sports Complexes, that will make them the new central city hubs, rich in functions and full of life throughout the year;
- Study how extensions (if needed) in the existing buildings could be designed as harmoniously as possible;
- Search for ways of integrating the open space of the competition sites with the surrounding areas at the perimeter of each site;
- Search for “green concepts” to be implemented in the redevelopment, renovation and adoption of the existing site;
- Any solution should aim for high creativity, high design standards, cost-efficiency, and compliance with the Albanian legislation in force and UEFA standards for Category III stadiums.
- Prepare and submit the proposal file, as specified in this Document and the Standard Tender Documents (STDs);
- Present the proposal to the Jury (short-listed teams only), on the date that will be announced by the organizers;

- In case of selection as the winner (short-listed teams only), to be willing and have the capacity to comply with the other stages of development.

The detailed design brief that will guide competitors during Phase 2 of the competition will be provided only to short-listed competitors. To discuss the design brief and its requirements, an online workshop will be organized with the participation of involved stakeholders. The workshop date will be announced later.

## 1.8. Competition Process

### Phase 1: Expression of Interest, Eligibility and Shortlist

This is an open, international, concept design competition, organized in two phases. This competition includes 3 Sites or Lots. Applicants or Bidders can apply for one or more Lots. The competition organizers encourage the Applicants, or Bidders to apply for all three Lots, but in this case, they should list the Lots, or Sites, in priority order (from most, to least preferred site). In case Applicants or Bidders apply for more than one Lot, they should submit

all specific deliverables for each of the Lots, while the general (common) documents can be submitted once.

In Phase 1 of the application, the candidates will present their team composition, qualifications, work methodology, and their vision statement for the site, including a preliminary concept. Candidates shall submit requests for expression of interest and the documentation required by this Brief and the STDs.

The Contracting Authority will examine the candidates' submitted documentation and report to the Competition Jury. The candidates, who do not meet the qualification criteria stated in the Tender Documents, shall be disqualified and shall be immediately notified accordingly.

The Jury will evaluate the qualified candidates based on their team composition, previous experience, methodology, vision statement, and preliminary concept. At the end of this phase, the Jury will select the best three teams and concepts (for each lot), which will be short-listed to continue working for Phase 2.

### Phase 2: Submission of Concept Design Proposals

In Phase 2, the Jury will carefully review the short-listed teams proposals, and based on the Phase 2 criteria, will select the winning proposal for each lot. At the beginning of this phase, the Contracting Authority will send an invitation to each of the short-listed teams to submit concept design proposals for one of the lots.

After receiving the final concept design proposals, the Contracting Authority will examine them to make sure they meet the requirements stipulated in this Brief and the STDs. The qualified proposals will be reviewed and evaluated by the Competition Jury based on the criteria stated in this Brief. The Jury will announce the winning team per each lot, based on the careful and thorough selection of the best design proposal.

The winning teams, per each lot, will be awarded the execution design contracts by the respective authority, after bi-party negotiations on fee, timeframe and deliverables.

## Concept Design Proposal Reward for Short-listed Teams

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

### 1.9. Working Methodology

#### Atelier Albania

Atelier Albania (AA) is a National Territorial Planning Agency unit mandated to identify alternative solutions and enrich architecture and planning practices by thinking beyond the typical planning frameworks. In this context, we stimulate and support the participation of local and international professionals working in tandem with each other. We believe this team-based collaboration will improve the manner projects and researches are supported with all the appropriate local knowledge and an international level of design expertise. Moreover, it is of great importance to

look at competitions as co-creative processes where designers and members of the local community are involved in an interactive development exercise.

#### Teams of local and foreign professionals

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. This is not a pre-selection criterion, however, having a partnership at this stage is massively useful and can help create a more coherent and contextualized vision, which of course might boost the teams' chances to be selected.

#### 1.10. Eligibility

The competition is open to all professional teams, who are able to meet the following requirements:

- 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 is a member of a professional institution in the country of practice.

Each team of Phase 1 should be composed of, at least, a lead architect, architectural designer, landscape architect, artist, urban designer, structural engineer, and building estimator.

All applicants and their team members must be clearly identified and they should declare the validity of professional registration, recognition, or membership in the Team Composition Declaration.

#### 1.11. Competition Jury Composition

The Competition Jury will have seven members, all experienced professionals in the relevant fields. The composition of the Competition Jury is structured to include local (3 members) and international design experts (3 members), members with artistic experience and local community members, as well as a representative of the football community.

The members of the Competition Jury will be announced not later than one week before the date of the evaluation – as declared in the competition calendar. It will be announced on the website of the competition. A short biography of each juror will also be provided in the competition site.

The Jurors will be assisted and supported throughout the span of this competition by the Technical Secretariat, composed of members of the Organizing Authority and MES, who are experts in the relevant fields of study.

### 1.12. 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 and the UEFA Stadium Infrastructure Regulations
- Documents for Lot 1 — Durrës:

- Site plan (as Autocad editable file format dwg); satellite images; orthophoto; photos (site and specific object photos); GIS information.
- Documents for Lot 2 — Korça:
  - Site plan (as Autocad editable file format dwg); satellite images; orthophoto; photos (site and specific object photos); GIS information; general local plan specifications; existing buildings plans.
- Documents for Lot 3 — Vlora:
  - Site plan (as Autocad editable file format dwg); satellite images; orthophoto; photos (site and specific object photos); GIS information; general local plan specifications; existing buildings plans.

Competition website:

[Albanian](#)

<https://planifikimi.gov.al/index.php?id=1435>

[English](#)

<https://planifikimi.gov.al/index.php?id=1435&L=2>

[Link to the Google Drive folder](#)

<https://drive.google.com/drive/folders/1k-93tOU5QECARrqqYhO5JPGxfCsGo5xra>



Fig. 2: Image from the main entrance of the Tirana's new football stadium, "Air Albania"

### 2.1. Rationale and Significance of Each Site

#### Lot 1: DURRËS — The overall reconceptualization of the site and the redevelopment of the “Niko Dovana” Football Stadium and its surrounding area

*Durrës is the second largest city in Albania in terms of its population and the most important port city of Albania, boasting a population of roughly 300,000 and stretching over a municipal area of 383 km<sup>2</sup>. Located on a flat plain along the coast of the Adriatic Sea, Durrës has played an integral role in the politics, economy, and trade of the region since its foundation in the 7th century BC. In its role as a crucial port city, Durrës was the beginning point of the Via Egnatia, linking the Via Appia in Italy to Constantinople in the east. Following Albania’s Declaration of Independence in 1912, the city was the capital from 1914 to 1920. The city experienced rapid growth and expansion during the communist regime.*

*Presently, it serves an important economic role in Albania for its transport connections, the central hub for a diverse range of economic activities, and industrial and logistic facilities. It is an important link to Western Europe due to its proximity to Italian*

*port cities, particularly Bari. Alongside its port it possesses manufacturing activities, producing leather, plastic, and tobacco products. Its coastline is also renowned for its mass tourism capacities, which, alongside the growth of the city, have given rise to a large amount of urban development along the coastal stretch.*

*The football club of Durrës is named Football Club “Teuta”, commonly referred to as “Teuta”. It is an Albanian professional football club based in Durrës. They currently compete in the Superior Category and they play their home games at the “Niko Dovana” Stadium.*

*The club was founded on 29 January 1920 as Sports Club Uranium (Klubi Sportiv Urani), and they were a founding member of the Albanian National Championship in 1930, as well as runners-up in the 1931 National Championship. They have won the Superior Category twice in 1994 and in 2021, and they have also won the Albanian Cup four times, as well as finishing runners-up in three Albanian Supercups. More information on the Club can be found at the following [link](#)*

The aim of this competition is to generate new ideas and proposals for the overall reconceptualization of the available site, and the redevelopment of the “Niko Dovana” Football Stadium and its surrounding area. The proposals should respond to the context by integrating mixed-use, contemporary facilities that similarly accommodate sports, as well as a variety of cultural, educational, commercial, business, retail facilities and services, thus creating a new sports and socio-cultural hub that is functional throughout the day and year, serving to sports professionals and fans, as well as to a wider spectrum of city users and visitors.. Ideas can occupy larger areas than the actual stadium footprint, based on the overall reconceptualization of the site. The teams are encouraged to use “Air Albania” Stadium as a reference for the mixed-use model (integrating multiple uses with sports functions).

**Lot 2: KORÇA — The overall reconceptualization of “Skënderbeu” Sports Complex, including the redevelopment of the “Skënderbeu” Football Stadium, the reconstruction/ reconceptualization of the Olympic Swimming Pool, and the Indoor Court Facility**

Korça is the 8th largest city in Albania in terms of its population (namely 75,944 according to the 2011 census). Its urban core founded in the 15th century, Korça is the largest city in eastern Albania and is an important cultural and industrial center in the region. Korça played an important cultural, commercial and political role during the Ottoman occupation of Albania, and was one of the centers of the Albanian Renaissance, a political, social and cultural movement which laid the foundations for the creation of the national identity of Albania. During the communist regime, Korça gained an important function as an industrial hub in addition to its agricultural and commercial capacities.

Korça has transformed into a tourist hub, following recent infrastructural transformation from investments like the reconstruction of the Old Bazaar, the pedestrian area and the cathedral square,

“Fan Noli” promenade, the Paradise Garden and the Clock Tower square, the new library, and the Innovation and Technology Center. Finally, the city has a sustained interest in promoting sports activity, as demonstrated by the most recent investment, “The Olympic Park”, a sports complex visited daily by hundreds of children and young people.

The football club of Korça is named Football Club “Skënderbeu”, commonly referred to as “Skënderbeu”. It is a professional football club that plays in Category I, which is the second tier of football in the country. The club was founded as Korça Brotherhood (Vllazëria Korçë) in 1909. In 1925, it took on its current form following the merger of several local clubs, and the club’s name was changed to “Skënderbeu”, after Albania’s national hero Skanderbeg.

The club’s home ground has been the “Skënderbeu” Stadium since it was built. “Skënderbeu” have won 8 league titles, with the first coming in 1933 before going on a 78-year run without winning the league. The club won its first league after 1933, in 2011, and they have won the league 6 more times since then. The club had won six consecutive league titles since 2011, breaking the Albanian record which had

been held by Dinamo Tirana who had won four consecutive titles in the 1950s.

In 2015 the club became the first Albanian team to reach the play-off round of the UEFA Champions League but they lost to Dinamo Zagreb and dropped into the UEFA Europa League, and became the first Albanian team to qualify for the group stages of a UEFA competition. More information on the Club can be found at the following [link](#).

“Skënderbeu” Sports Complex was built in 1955 - 1958, and consists of the football stadium itself, the Olympic Pool, the Indoor Court Facility, open-air sports fields, and auxiliary spaces. Recently, the site has become home to the design of a new accommodation structure that will serve both the sports facility and the city of Korca. The aim of this competition is to generate new ideas and proposals for:

- The overall reconceptualization of “Skënderbeu” Sports Complex, as a whole, including all existing functions and introducing new ones;
- The redevelopment of the “Skënderbeu” Football Stadium, including the provision of new sports, cultural, educational, commercial, business,

retail facilities and services within the program of the new stadium;

- Ideas can occupy larger areas than the actual stadium footprint, based on the overall reconceptualization of the site.
- The reconstruction/ reconceptualization of the Indoor Court Facility;
  - Ideas can occupy larger areas than the actual facility footprint, based on the overall reconceptualization of the site.
- The reconstruction/ reconceptualization of the Olympic Swimming Pool.
  - Ideas can occupy larger areas than the actual footprint, based on the overall reconceptualization of the site.

The proposals should respond to the context by integrating mixed-use, contemporary facilities that similarly accommodate sports, as well as a variety of cultural, educational, commercial, business, and retail facilities and services, thus creating a new sports and socio-cultural hub that is functional throughout the day and year, serving to sports professionals and fans, as well as to a wider spectrum of city users and visitors. The teams are encouraged to use "Air Albania" Stadium as a reference for the mixed-use model (integrating multiple uses with sports functions).

### **Lot 3: VLORA — The overall reconceptualization of the residential and sports Quarter of "Flamurtari" Sports Complex, including the redevelopment of the "Flamurtari" Football Stadium, the reconstruction/ reconceptualization of the swimming pool, and the Indoor Court Facility**

*Vlora is the third most populated city of Albania and one of the most significant cities of southern Albania in terms of economic activity and growth, and the region of Labëria which is traditionally noted for its culture, traditions, and folklore. Vlora is served by the Port of Vlora, the SH8 highway, and the A2 motorway, collectively representing part of the Adriatic-Ionian Corridor. Vlora is a tourist city, and not only. It contributes to the industrial activity of Albania, as well as its agricultural production. It is home to natural beauties as well as cultural and historical sites. Many public investments in recent years have impacted city life and its hospitality offer. One of the most notable recently completed developments is the Waterfront of Vlora, a project that increased infrastructure provision and the creation of new public spaces. The Waterfront is now a tourist*

*attraction that draws international tourists and national visitors alike.*

*Additionally, the recently planned investments are the new touristic airport and the transformation of the city harbor into a marina and contemporary services that altogether will improve the hospitality offer of Vlora, as well as everyday life.*

*The oldest and most popular first-division team based in Vlora is the football club "Flamurtari FC", which trains and plays at the existing "Flamurtari" Stadium. The club plays in Category I, which is the second tier of football in the country. Founded in 1923, the club is one of the oldest in Albania, and it is also one of the most successful clubs, having won one Albanian Superliga title in 1991 four Albanian Cups, and two Albanian Supercups. Flamurtari is also known for their European runs in the 1980s, where they famously reached the last sixteen in the 1987–88 UEFA Cup, where they beat Spanish giants Barcelona in Vlora but lost on aggregate.*

*More information on the Club can be found at the following [link](#).*

The "Flamurtari" Sports Complex in Vlora, is positioned within a growing residential and mix-use neighborhood. The growing city has put a lot of pressure on the boundaries of the sports area. That is why, one of the questions of the competition for this site is to look at the larger Quarter and propose a concept of how the new mixed-use program of the Sports, Culture, Education and Commercial Complex of "Flamurtari" can merge with the growing residential neighborhood. On the other hand, the Land-Use Plan of the City of Vlora has limited the growth pressure of Residential Use by reserving land for the expansion of the Sports and Recreational Facilities. Thus, for this site, the competition organizers are inviting the Applicants to look at three levels of design, therefore three boundaries: a Concept Boundary - the broader site, a Design Boundary - the possible expansion site of the Sports and Mix-use Complex, and the Property Boundary - the actual "Flamurtari" Sports Complex Area. The redevelopment of the "Flamurtari" Stadium in Vlora and its surrounding area shall transform the area into a new economic and cultural development pole of the city that is well-integrated with the neighborhood and responds to the existing context in a sensitive and

harmonious manner. The central location of the stadium area has the potential to promote new and existing cultural and social dynamics and in turn improve connectivity with the other areas of the city. The current site of the sports complex is limited. The competition organizers encourage the applicants to look beyond the current site of the sports complex, for possible expansion (regardless of land ownership titles, which can be discussed at a later stage), and accommodation of the new program. The aim of this competition is to generate new ideas and proposals for:

- The overall reconceptualization of "Flamurtari" Sports Complex, as a whole, including all existing functions and introducing new ones;
- The redevelopment of the "Flamurtari" Football Stadium, including the provision of new sports, culture, education, commercial, business, retail facilities and services within the program of the new stadium;
  - Ideas can occupy larger areas than the actual stadium footprint (even reconfiguration of its position), based on the overall reconceptualization of the site.
- The reconstruction/ reconceptualization

of the Indoor Court Facility;

- Ideas can occupy larger areas than the actual stadium footprint, based on the overall reconceptualization of the site.
- The reconstruction/ reconceptualization of the Swimming Pool.
  - Ideas can occupy larger areas than the actual stadium footprint, based on the overall reconceptualization of the site.

The proposals should respond to the context by integrating mixed-use, contemporary facilities that similarly accommodate sports, as well as a variety of cultural, educational, commercial, business, and retail facilities and services, thus creating a new sports and socio-cultural hub that is functional throughout the day and year, serving to sports professionals and fans, as well as to a wider spectrum of city users and visitors. Ideas can occupy larger areas than the actual stadium footprint, based on the overall reconceptualization of the site. The teams are encouraged to use "Air Albania" Stadium as a reference for the mixed-use model (integrating multiple uses with sports functions).

## Lot nr.1 - Durrës

### 2.2. Site Definition and Specifications

#### 2.2.1. Lot 1: Durrës

Name: "Niko Dovana" Stadium, Durrës

Coordinates: 41°19'33.8"N 19°26'58.9"E

Access: Through "Ahmet Ramzoti",  
"Kristo Sotiri", "Hysen Kertusha"  
dhe "Mujo Ulqinako" Streets

Competition area: **70,000 m<sup>2</sup>**

Stadium area: **25,510 m<sup>2</sup>**

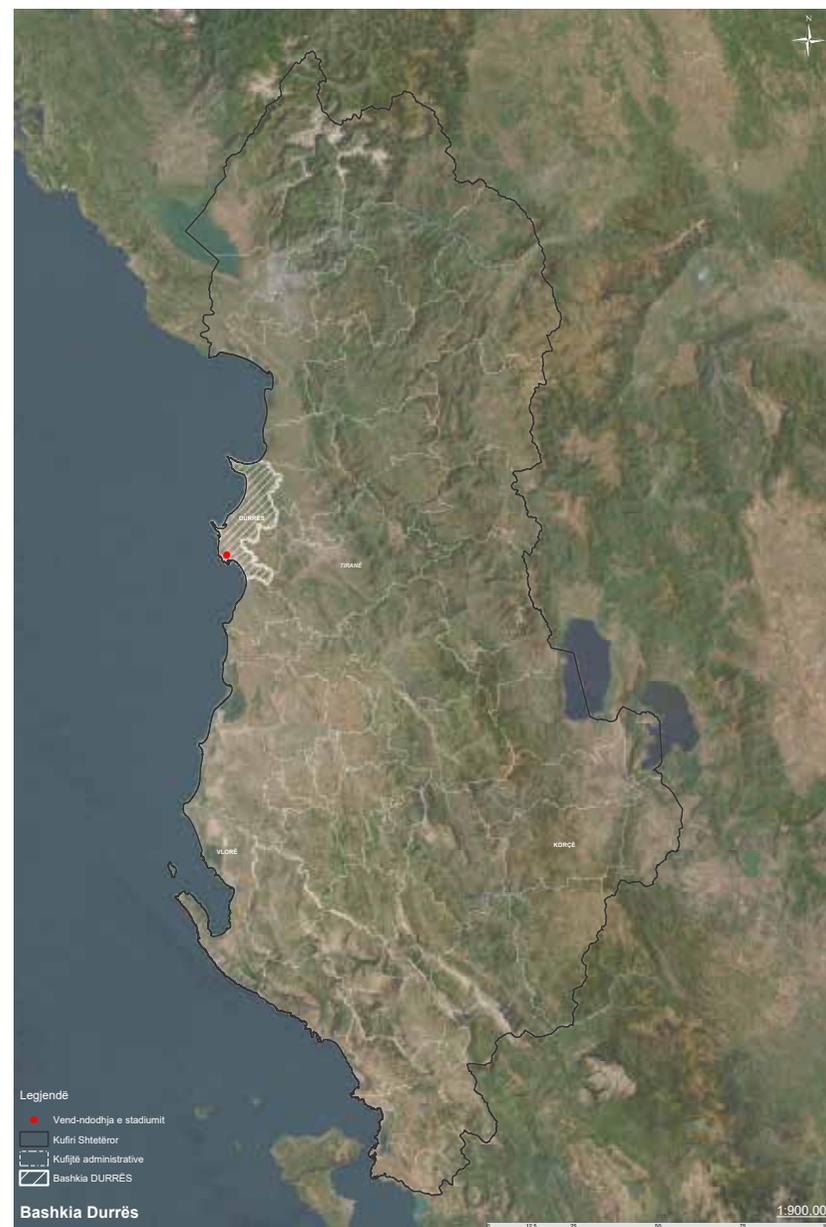


Fig. 3: Durrës city location

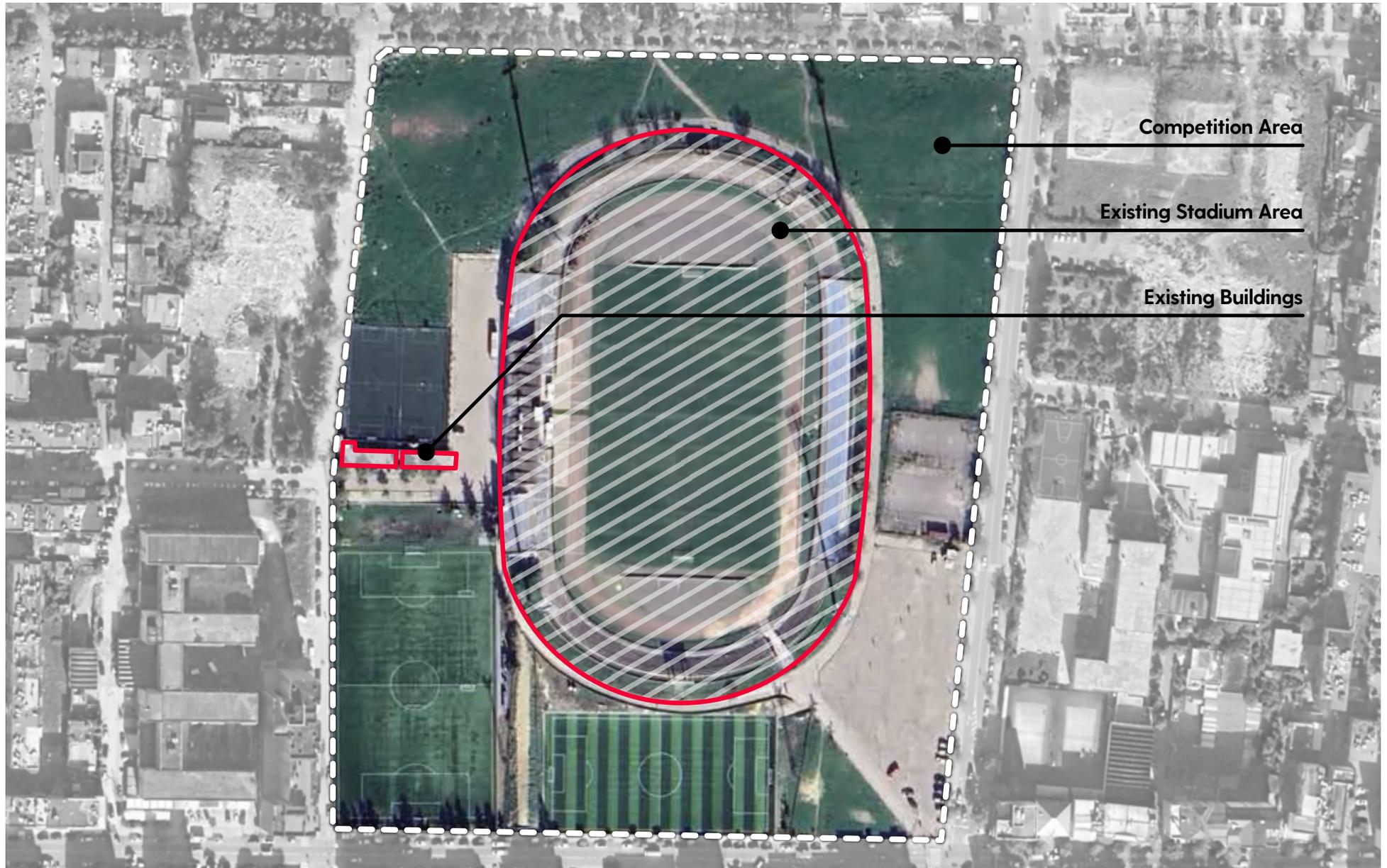


Fig. 4: Aerial photo of the competition area, inside Durrës city, highlighting existing buildings

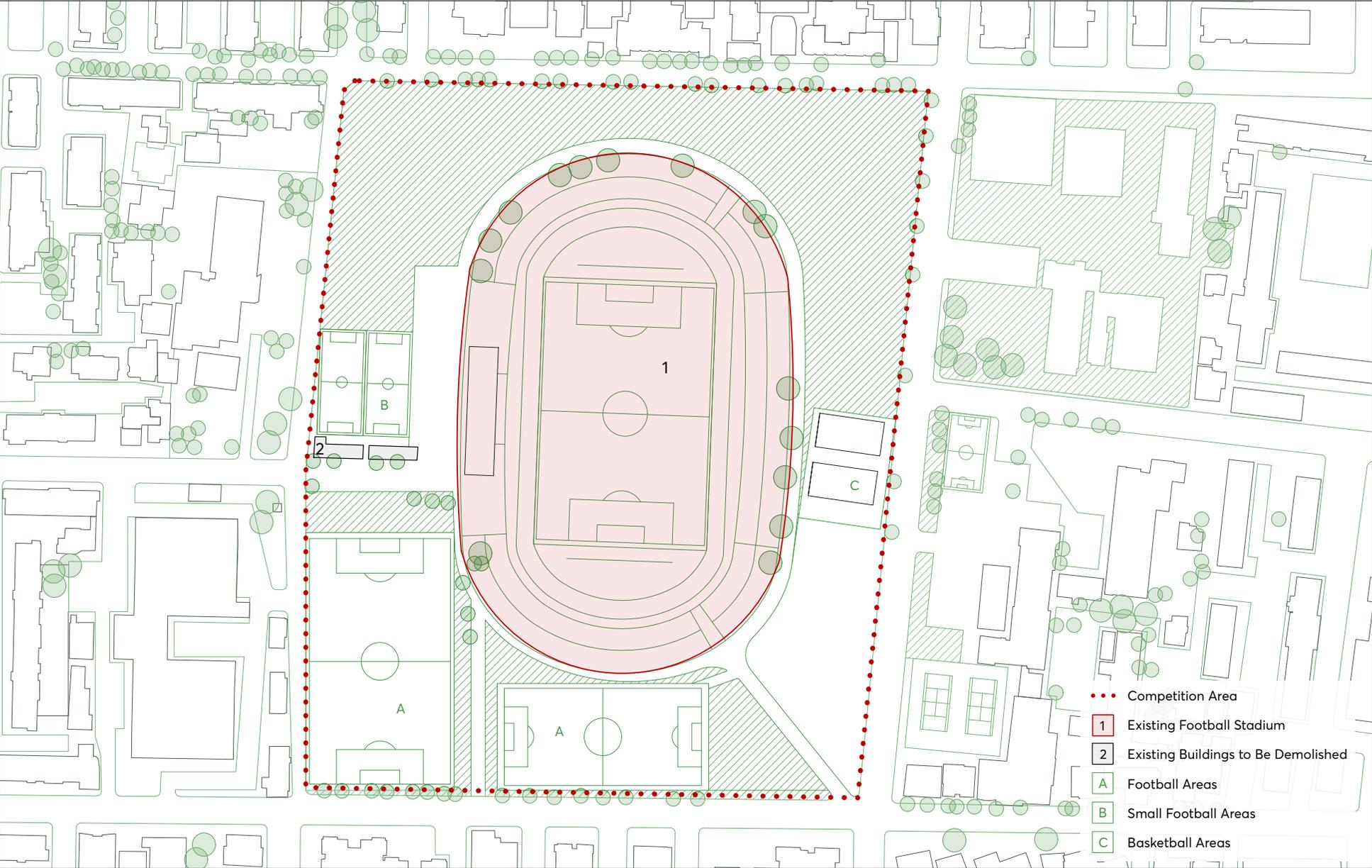
## Durrës Layout



Fig. 5-6: Images of the existing situation, Durrës



Fig. 7: Bird-eye view of the competition area, Durrës



Detailed site plan of the competition area - Existing situation - Durrës

## Lot nr.2 - Korça

### 2.2.2. Lot 2: Redevelopment of the "Skënderbeu" Stadium, Palace of Sports and Surrounding Area in Korça

Name: "Skënderbeu" Stadium, Korça

Coordinates: 40°37'33.9"N 20°46'58.2"E

Access: Through "Kristaq Papargjiri" Street

Competition area: **157,885 m<sup>2</sup>**

- Stadium area: **26,840 m<sup>2</sup>**
- Indoor Courts Facility: **2,460 m<sup>2</sup>**
- Olympic Swimming Pool area: **6,850 m<sup>2</sup>**

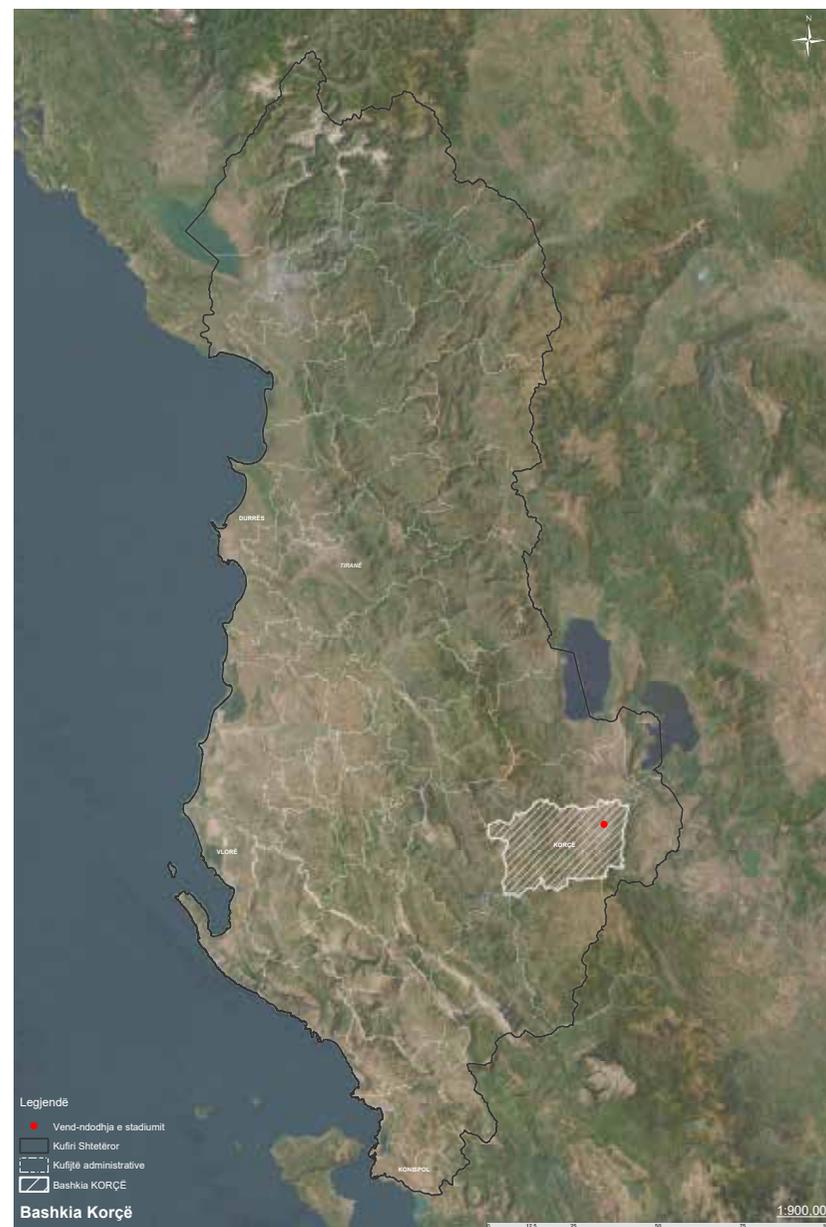


Fig. 8: Korça city location



Fig. 9: Aerial photo of the competition area, in Korça, highlighting existing buildings

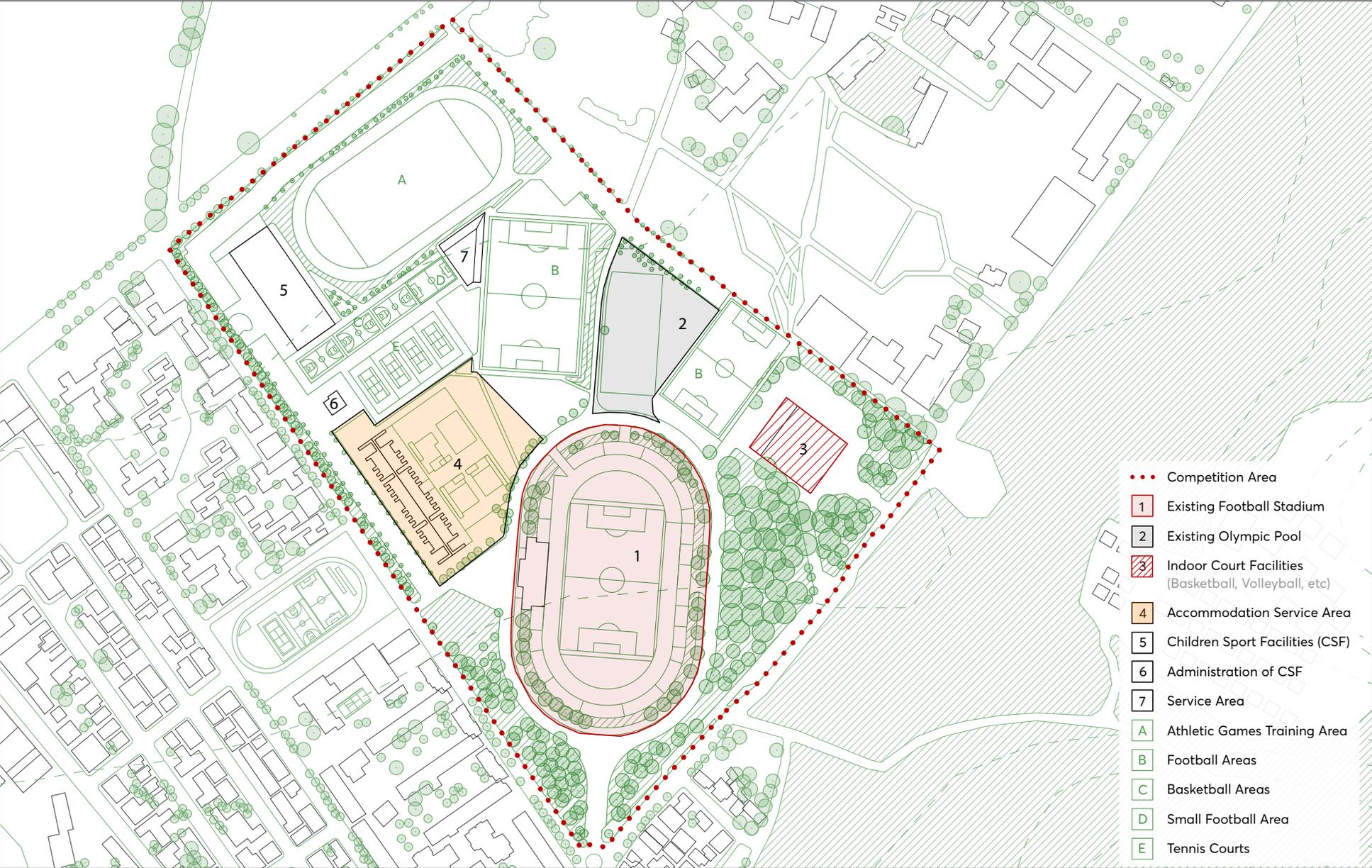
## Korça Layout



Fig. 10-11: Images of the existing situation, Korça



Fig. 12: Bird-eye view of the competition area, Korça



Detailed site plan of the competition area - Current and planned developments - Korça

## Lot nr.3 - Vlora

### 2.2.3. Lot 3: Redevelopment of the "Flamurtari" Stadium, Palace of Sports and surrounding areas, Vlora

Name: "Flamurtari" Stadium, Vlora

Coordinates: 40°27'21.7"N 19°29'19.8"E

Access: Through "Mato Robi" and "Hysen Begasi" Streets

Concept area: **136,220 m<sup>2</sup>**

- Competition area: **73,015 m<sup>2</sup>**
- "Flamurtari" Sports Complex area: **44,800 m<sup>2</sup>**
  - Stadium area: **19,220 m<sup>2</sup>**
  - Indoor Courts Facility: **2,375 m<sup>2</sup>**
  - Swimming Pool area: **1,930 m<sup>2</sup>**

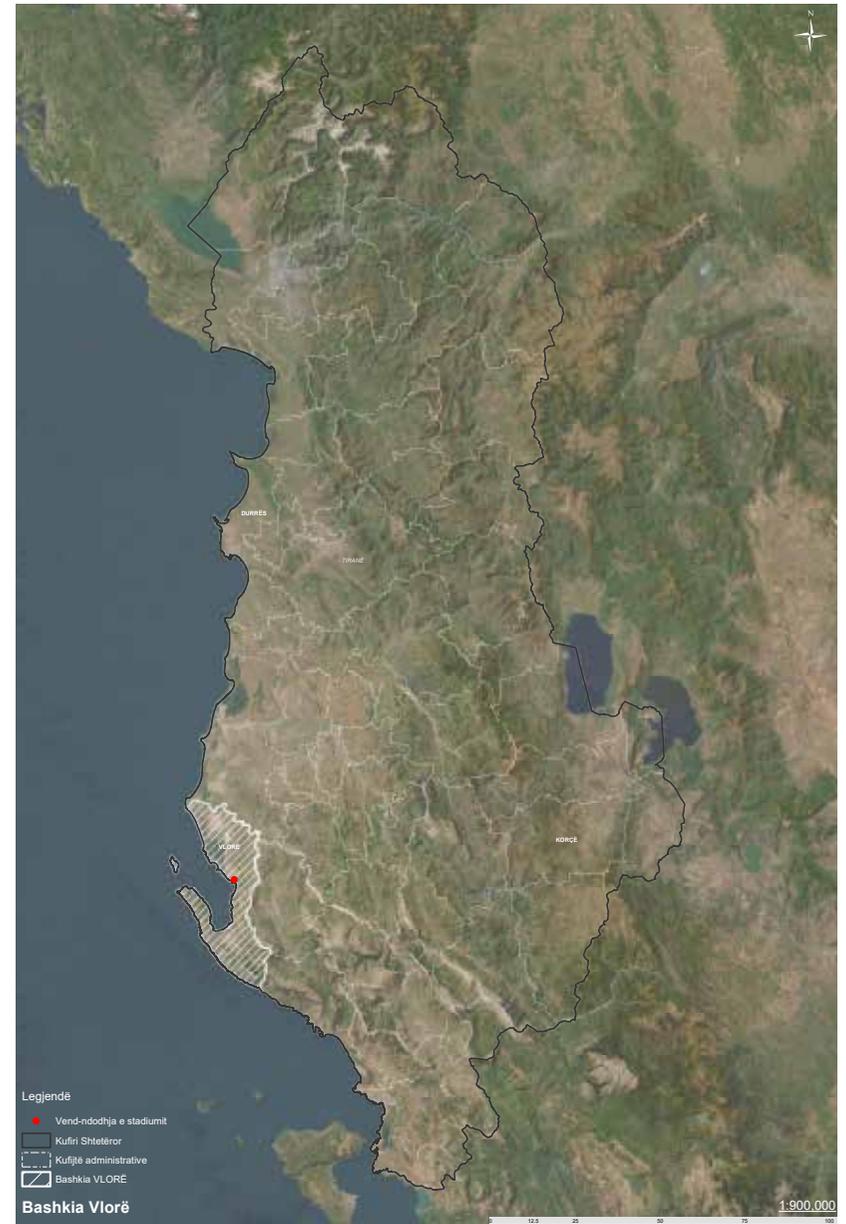


Fig. 13: Vlora city location

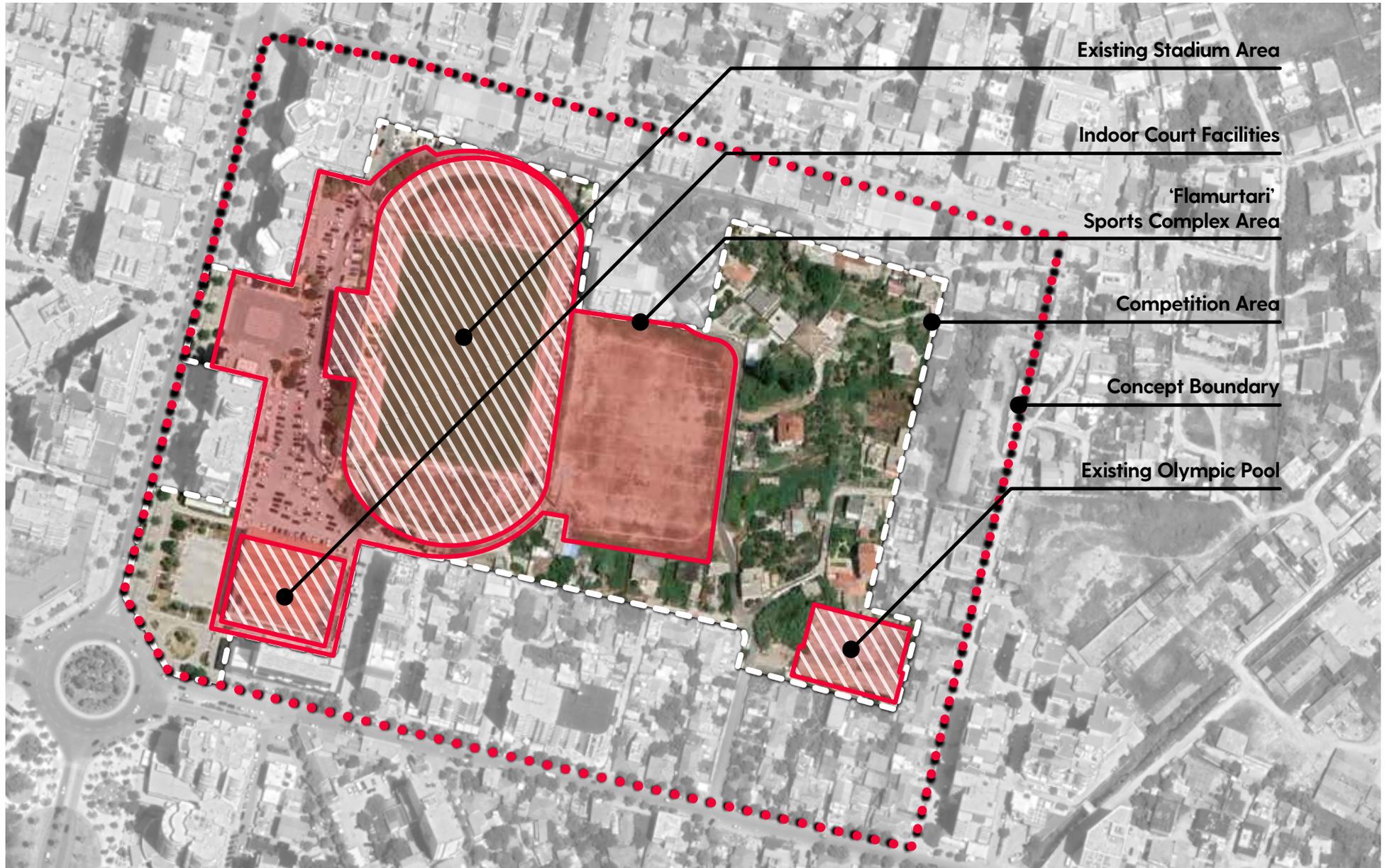


Fig. 14: Aerial photo of the competition area, in Vlorë, highlighting existing buildings

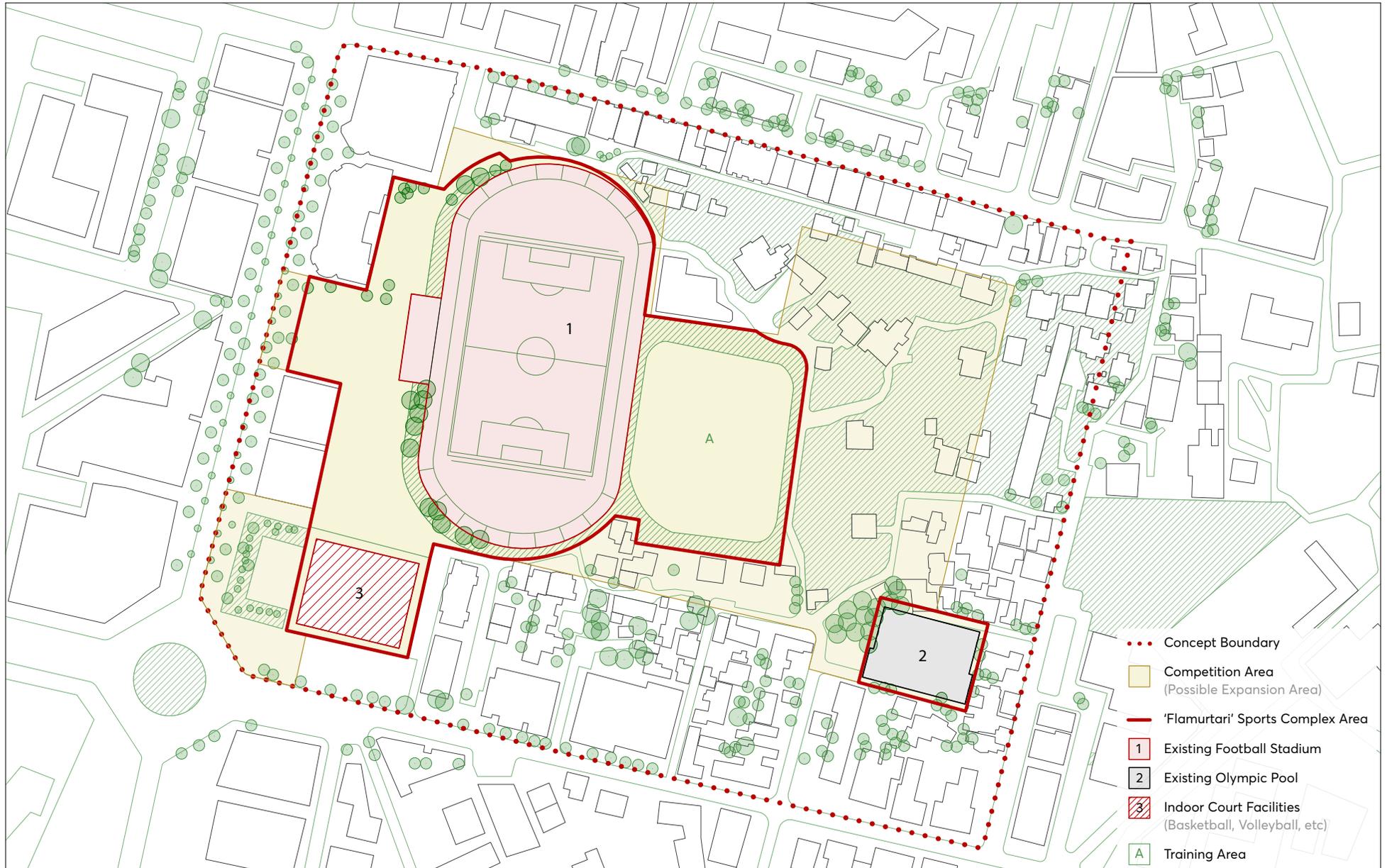
## Vlora Layout



Fig. 15-16: Images of the existing situation, Vlora



Fig. 17: Bird-eye view of the competition area, Vlora



Detailed site plan of the competition area - Existing situation - Vlora

### 2.3. Stadium Design Specifications: UEFA Category III Standards

The proposal for the stadium should abide by the requirements set by the Albanian Football Association, in compliance with the standards of UEFA-certified stadiums, Category III, adopted on the basis of Article 50(1) of the UEFA Statutes.

#### 2.3.1. General Provisions

|                        |   |
|------------------------|---|
| Stadium Classification | UEFA Category 3   |
| Capacity               | Stadiums must have the following minimum capacity (including all standard and VIP seating): 8,000 – 10,000 seats<br>At least 5% of the total stadium capacity must be in a segregated area of the stadium (for visiting spectators).  |
| Field of Play          | The field of play must be smooth and level and comply with the International Football Association Board (IFAB) Laws of the Game. Its surface must be green and the line markings white.<br>No lines other than football ones, as defined in the IFAB Laws of the Game, may be visible on the field of play.<br>Stadiums must be constructed and equipped in such a way that the field of play is playable on all match days in the UEFA competition season.<br>No object may be located less than 21 m above the field of play.<br>Category 3 specifications: <ul style="list-style-type: none"> <li>• Length: 105 m X Width: 68 m</li> <li>• Additional: Pitch heating and/or pitch cover (depending on the location and climatic conditions).</li> </ul> Warm-up area for substitutes must be available along the touchline behind the first assistant referee. |
| Substitutes' Benches   | Stadiums must be equipped with 2 covered benches at pitch level, each with seating for at least 14 people and positioned at least 4 m from the touchline. A position with a seat and a desk must be provided for the fourth official, ideally covered and between the substitutes' benches.   |

### 2.3.2. Areas Relating to Players and Officials

|                |  |
|----------------|--|
| General        | All rooms in the following articles located in areas relating to players and officials must be well-lit, ventilated and/or heated, clearly signposted, and equipped with Wi-Fi.  |
| Dressing Rooms | <p>Stadiums must guarantee direct, private, and secure access for both teams and the referees from their dressing rooms to the playing area.</p> <p>Stadiums must be equipped with at least one dressing room for each team with a minimum of five showers, two separate seated toilets, seating for at least 25 people, one massage table, one tactical board, and clothes-hanging facilities or lockers. The dressing rooms for each team should be at least 150 m<sup>2</sup>.</p> <p>The shower spaces should have at least 11 stalls.</p> <p>There should be at least 4 WC, 5 urinals, and 4 sinks. The massage room should have at least 2 massage beds.</p> <p>Stadiums must be equipped with dressing rooms for male and female referees: Two showers, one individual seated toilet, six seats, a desk, and clothes-hanging facilities or lockers (at least 20 m<sup>2</sup>).</p> <p>The areas should have easy access to the press conference room and the mixed area.</p> <p>The doors connecting the dressing rooms with the two spaces mentioned above should be accessed only by the dressing rooms.</p> <p>The layout, as well as the required areas, shall follow the project proposal specifications.</p> |
| Other Rooms    | <p>Delegates' room: Stadiums must be equipped with a room that is exclusively reserved for the UEFA delegate and referee observer (if any), with easy access to the teams' and referees' rooms. The delegates' room should also have a telephone, internet, and outlets with enough voltage for devices such as fax, computer, and printer. The room should be at least 16 m<sup>2</sup>.</p> <p>Emergency Medical Room: Stadiums must be equipped with an emergency medical room as set out in the UEFA Medical Regulations. It should be at least 16 m<sup>2</sup> and shall have a sanitary node.</p> <p>Doping control station: Stadiums must be equipped with a dedicated doping control station as set out in UEFA Anti-Doping Regulations. It should be at least 16 m<sup>2</sup> and have a sanitary node.</p>   |

|  |   |
|--|---|
| Parking Spaces                                 | <p>Parking space for a minimum of two buses and ten cars must be available for the teams and officials in a safe and secure area in the immediate vicinity of the players' and officials' entrance.</p> <p>If such parking is not located in the immediate vicinity of players' and officials' entrance, a safe and secure drop-off area must be organized.</p>   |
| Interior Materials                             | <p>Simple plaster and hydromat paint.</p> <p>The flooring should consist of concrete with quartz layers.</p> <p>The corridor space and the central hall should be treated with a layer of concrete and resin finishing. The architect/designer can decide about the color and the patterns.</p> <p>The doors to all spaces should be hydrophobic.</p> <p>The walls of all the sanitary spaces (for the coaches, referees, and anti-doping doctor), showers, and sinks, should have tiling covering up to 2.6 m in height.</p> <p>Bathroom and shower fixtures should be made of anti-vandal stainless steel.</p> <p>The partition of the sanitary nodes in the player's rooms should be made with hydrophobic material, and the partition should not cover the full height (similar to the airport or hotel bathrooms). All the dressing rooms, with the exception of the showering spaces, should have heating and air conditioning. The heating systems of these spaces should be integrated with the rest of the heating-cooling systems of the other spaces of the tribune.</p> |
| Floodlighting                                  | <p>For matches that are being played under floodlights, stadiums must be equipped with a floodlighting system that is capable of maintaining an average horizontal illuminance, measured according to Annex A, of at least 350 Eh(lux).</p> <p>Category 3 specifications: horizontal illuminance 1,200 Eh(lux) with uniformity ratios of <math>U_{1h} &gt; 0.4</math> and <math>U_{2h} &gt; 0.6</math>; vertical illuminance: 750 Ev(lux) on each reference plane with uniformity ratios of <math>U_1 &gt; 0.4</math> and <math>U_2 &gt; 0.45</math>.</p>   |
| Floodlighting Independent Back-up Power Supply | <p>Independent backup power supply in the event of a power failure, must be available and able to provide at least the following average horizontal illuminance:</p> <ul style="list-style-type: none"> <li>• 350 Eh(lux) for matches played under floodlights</li> <li>• 800 Eh(lux) for broadcast matches</li> </ul>  |

### 2.3.3. Spectator Related Areas

#### Stands and Spectator Facilities

Stadiums must be in good condition and all public areas must be well lit. There must be no loose material (e.g. stones, concrete) which may be hazardous, thrown, or otherwise misused. Seats for spectators must be individual, numbered, firmly fixed in place, robust, made of shatterproof, non-flammable material, and have a backrest of a minimum height of 30 cm when measured from the surface of the seat. Stands must be fixed to a load-bearing foundation and may not be based on or contain any tubular/scaffolding structures. The material, design, and construction of the stands must be clearly intended for permanent use. Stadiums must be equipped with catering facilities for all spectators in every sector.

#### Public Access, Exit and Circulation Routes

Approach routes to the stadium, entrances, exits and all public areas inside the stadium must be clearly indicated and adequately signposted (for example by means of letters and numbers) to guide spectators to and from their seats.

Entry gates and/or turnstiles must be designed in such a way as to avoid congestion and ensure the smooth flow of spectators.

All doors gates that form part of exit or evacuation routes, and all gates leading from the public areas to the field of play (if applicable), must:

- Be operational and designed so that they can remain unlocked (but manned) while spectators are in the stadium;
- Open outwards in the direction of the egress and evacuation routes.
- Additional requirements (category 3): All public entrances must be equipped with turnstiles and an electronic ticket control system designed to prevent the use of counterfeit tickets and deliver real-time flow rates and entrance numbers to a central point with a view to preventing overcrowding in the stadium as a whole or in individual sectors. The ratio should be of 1 turnstile per 660 seats.

#### Ground Floor (Main Tribune)

Sanitary nodes for men on both sides of the tribune. The sanitary node capacity should take into account the spectator capacity considerations.

## Ground Floor (Main Tribune, continued)

- One WC for 250 male spectators.
- One urinal for 125 male spectators.
- One WC for 125 female spectators.

The bathroom fixtures should be anti-vandal stainless steel. The toilets should have tiling up to 2.6 m in height. The flooring should consist of quartz-treated concrete (anti-slip), or tiling, left at the discretion of the architect.

First aid area in the stadium should be accessible from the exterior, should have a sink, and gres porcellanato (gres porcelain stoneware). It should be complete with an HVAC system.

The administrative areas of the stadium (primarily offices), should have a separate HVAC system.

The technical spaces, for the electrical box, HVAC, and water storage systems.

Spectator entrance door. There should be access control and surveillance cameras.

The doors should be opened from the exterior and made of stainless steel.

## First Floor (Main Tribune)

Both sides of the tribune should have a service area (like a snack bar).

There should be toilets for women. The amount of women spectators is calculated at 20% of the tribune's capacity (excluding VIPs and media).

The central space should have a stadium control room with an unobstructed view of all tribunes. This room should have surveillance systems for the entrance, and interior/ exterior. The surveillance systems should be closed-circuit. This room should control the central screen placed on one of the side tribunes. This room should be equipped with an audio system, to broadcast announcements and HVAC systems.

## The Other Tribunes

The other three tribunes should have a sanitary node that conforms to the requirements of FIFA's licensing manual, specifically 1 WC for 250 male spectators, 1 urinal for 125 male spectators, and 1 WC for 125 female spectators. To determine the number of sanitary nodes, assume that they make up 20% of the total tribune capacity.

The tribunes should have areas to provide services to the spectators (kiosks and stalls for food and refreshing beverages).

The entrance to the tribune should have electronic control, there should be 2 turnstiles for each entrance with a minimum diameter of 140 cm.

|   |  |
|---|--|
| The Other Tribunes<br>(continued)           | The central areas should have doors that open from the inside out, minimally 250 cm. The tribunes should be surrounded by a reinforced concrete wall. These tribunes should have provisions for guest spectators, 5% of the total stadium capacity. This area will be separated from its surroundings through railings that are 2.2 m high. The stadium should have facilities for disabled spectators, dedicated access, and entrance/exit. There should be one toilet for 15 disabled people.  |
| Emergency Lighting System                   | For the purposes of ensuring safety and guiding spectators and staff in the event of a general lighting failure, stadiums must be equipped with an emergency lighting system that has been approved by the competent local authorities and covers all areas of the stadium, including all egress and evacuation routes.  |
| Public Address System                       | Stadiums must be equipped with an electronic public address system of loudspeakers capable of conveying spoken messages to all areas of the stadium instantaneously. The public address system must cover both the inside and outside of the stadium and be connected to an independent power supply.  |
| Sanitary Facilities for Spectators          | A sufficient number of clean and hygienic sanitary facilities must be distributed evenly throughout all sectors based on an 80:20 ratio of men to women. Seated toilets and urinals must be equipped with flushes. Sinks and toilet paper and soap dispensers must be provided and firmly fixed in place. The minimum requirements for sanitary facilities are as follows: <ul style="list-style-type: none"> <li>• 1 seated toilet per 250 men;</li> <li>• 1 urinal per 125 men;</li> <li>• 1 seated toilet per 125 women.</li> </ul> |
| Facilities for Spectators with Disabilities | Stadiums must have dedicated access, exit routes and seats for spectators with disabilities and their helpers. All such seats must provide an unobstructed view of the field of play. Stadiums must have accessible catering and dedicated sanitary facilities in sectors containing seats for spectators with disabilities. One disabled toilet must be available for every 15 disabled spectators.   |

|                                     |  |
|-------------------------------------|--|
| First-Aid Facilities for Spectators | Fully equipped first-aid facilities that have been approved by the competent local authorities must be available for spectators in each sector.  |
| VIP Seats and Hospitality Area      | <p>Stadiums must have the following minimum number of VIP seats (category 3 specifications): 75 seats.</p> <p>VIP seats must be covered and located, in the main stand, between the two 16 m lines, as close to the halfway line as possible. Stadiums must be equipped with a dedicated hospitality area for VIP guests, which is easy to access from the VIP seats. It should have a sanitary node. Consider that 20% of VIPs are women.</p> <p>VIP areas should have a separate entrance and should be equipped with access control (tripods). The VIP area should have to be treated with higher quality material, compared to the other areas. They should be equipped with HVAC systems. Bathroom fixtures should be made of porcelain, and the materials are left at the architect's discretion. All VIP areas should have a dedicated wireless internet connection. The seats at the VIP tribune should have armrests. The VIP lounge should be directly connected to the tribune.</p> |
| Parking Spaces                      | Stadiums must have the following minimum number of parking spaces available in a safe and secure area for VIPs, other guests and staff (category 3): Minimum parking spaces: 100.  |
| Closed-Circuit Television System    | Closed-circuit television system that uses colour surveillance cameras with pan, tilt and zoom functions and covers all stadium approaches and entrances, and all public areas within the stadium. Areas of the stadium interior not capable of being directly viewed from the control room must be covered by the closed-circuit television system. The cameras must be capable of recording moving images as well as still photographs.  |
| Control Room                        | <p>Stadiums must meet the following requirements in terms of control room facilities:</p> <ul style="list-style-type: none"> <li>• A control room providing an overall view of the stadium interior and equipped with radio communications enabling communication between staff and officials responsible for safety and security at the stadium.</li> <li>• Additional requirements: The control room must be equipped with color monitors that are connected to the closed circuit television system and additional monitors that display the live data from the electronic ticket control system.</li> </ul>  |

### 2.3.4. Overall Parking Considerations

|                               |  |
|-------------------------------|--|
| VIPs, Other Guests, and Staff | Stadiums must have the following minimum number of parking spaces available in a safe and secure area for VIPs, other guests, and staff (category 3 specifications): minimum parking spaces: 100. There should be dedicated and safe parking for VIPs, staff, and other guests. These spaces shall comply with lighting as required by the space category.   |
| Team and Officials            | Parking space for a minimum of 2 buses and 10 cars must be available for the teams and officials in a safe and secure area in the immediate vicinity of the players' and officials' entrance. If such parking is not located in the immediate vicinity of players' and officials' entrance, a safe and secure drop-off area must be organized.   |
| TV Compound                   | Stadiums must have a secure area that can be used as a TV compound for parking TV companies' outside broadcast vans. The area must be at least 600m <sup>2</sup> .   |
| Press Conference Room         | Stadiums must meet the following requirements (category 3 specifications): <ul style="list-style-type: none"> <li>• A press conference room must be available within the stadium. It may be part of the media working area and must be equipped with a top table and podium, a camera platform, a sound system (microphones, speakers, and split box), and adequate lighting for broadcasting.</li> <li>• Minimum number of seats: 30</li> </ul> |
| Mixed Zone                    | Stadiums must have an area between the dressing rooms and the area reserved for the team buses that can be converted into a mixed zone where accredited media representatives can interview players after the match.   |

### 2.3.5. Media Areas

#### Media Working Area

Stadiums must have at least one room equipped with desks, a power supply, and internet connections for use as a working area for media representatives. The media working area must provide the following minimum of working positions for media representatives: 30 minimum working positions. It should be connected to the central tribune and the conference area through separate stairs. There should be sanitary nodes in these areas (for women and men), following UEFA regulations. All walls should be plastered and painted with hydromat paint. The ceilings should be plaster and painted with hydromat paint. In certain areas, like the conference room, or the working environments, there should be suspended ceilings (following the architect's suggestions). The interiors should have HVAC systems. The flooring should consist of gres porcellanato (gres porcelain stoneware), or laminated wood flooring (following the architect's suggestions). Honeycomb doors. Lighting should conform to regulations for this type of space. Sanitary nodes shall have tiling on the wall up to 2.6 m in height. Bathroom and shower fixtures should be made of anti-vandal stainless steel. The stairs should have marble finishing. There should be a service area (like a bar) close to the entrance of the authorized/accredited journalists. The working areas shall accommodate storage space, as well as enough room to repair appliances. The room's placement shall be specified in the project proposal.

#### The Conference Room

The conference room should be equipped with an audio system and a minimum capacity of at least 30 journalists. The conference room should have a very quick and direct connection to the dressing rooms (as quickly as possible).

|                         |   |
|-------------------------|---|
| TV Commentary Positions | <p>Stadiums must have at least 5 TV commentary positions. The commentary positions should be accommodated on the second floor. TV commentary positions must be covered and centrally located between the two 16 m lines, on the same side as the main camera platform. They must have an unobstructed view of the entire field of play and its immediate vicinity, allow easy access to the other media areas and be secure and accessible only to authorized persons. There must be sufficient space behind the seats for other commentators to move into their positions. Each commentary position must be equipped with a desk with a minimum width of 180 cm, at least 3 seats, a phone line, a power supply, lighting, and an internet connection.</p> |
| Media Seating           | <p>Stadiums must have media seating that is reserved for the written press and radio commentators. It must be covered and centrally located in the main stand, with an unobstructed view of the entire field of play and its immediate vicinity and easy access to the other media areas. In addition, stadiums must meet the following requirements in terms of covered media seating:</p> <ul style="list-style-type: none"> <li>• Minimum number of seats: 30.</li> <li>• Minimum number of seats equipped with desks: 15.</li> </ul>  |
| TV Studios              | <p>Stadiums must be equipped with rooms that fulfill the following requirements and can be used as TV studios, if required (category 3):</p> <ul style="list-style-type: none"> <li>• Minimum number of rooms: 2</li> <li>• Minimum size: 5m long x 5m wide x 2.5 m high</li> </ul>   |
| Camera Platforms        | <p>One main camera platform must be installed in the main or opposite stand. The main camera platform must be covered, positioned exactly in line with the halfway line and at a height above the pitch which guarantees an optimum and unobstructed view of the entire field of play and its immediate vicinity. The base of the platform must be level, solid and non-vibrating. In addition, the main camera platform must meet the following requirements (for category 3):</p> <ul style="list-style-type: none"> <li>• At least 4 m wide x 2 m deep, to accommodate two cameras.</li> </ul>   |

|                                 |   |
|---------------------------------|---|
| Camera Platforms<br>(continued) | <p>Additional camera platforms are required as follows:</p> <ul style="list-style-type: none"> <li>• Two 16 m camera platforms, each at least 2 m wide x 2 m deep, to accommodate one camera in the main stand exactly on the 16 m lines, at the same level or higher than the main camera platform.</li> </ul>   |
| Flash Interview Positions       | <p>Stadiums must be equipped with an area between the pitch and the dressing rooms that can be used for flash interview positions, where live TV and radio interviews can be conducted. In addition, the area designated for flash interview positions must meet the following requirements (category 3):</p> <ul style="list-style-type: none"> <li>• Large enough to accommodate at least four positions, each 4 m deep x 3 m wide.</li> </ul>  |
| TV compound                     | <p>Stadiums must have a secure area that can be used as a TV compound for parking TV companies' outside broadcast vans. The area must be at least 600 m<sup>2</sup>. This space is recommended to be on the same side as the main camera, and have an unobstructed view of the South-East angle, or to be 50 m away from a broadcasting satellite connection.</p>   |
| Photographers' Working Area     | <p>A working area for photographers must be able to accommodate the following minimum number of working positions and meet the following additional requirements (for category 3):</p> <ul style="list-style-type: none"> <li>• Minimum number of working positions: 15</li> <li>• Additional: The photographers' working area must contain tables, chairs, power sockets, and internet connections and have easy access to the pitch. It may be a dedicated section of the media working area (with the overall space increased accordingly), but should preferably be a separate room.</li> </ul> |



Fig. 18: Interior view of "Air Albania" Stadium

# 3 Required Services and Documents

## 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 fee.
- Submit the documents to the Competition Organizers 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).

### Reward for Short-listed Applicants/ Bidders

Each short-listed Applicant/ Bidder will be rewarded the amount of Euro 40,000, for the concept design proposal submission. Each winning Applicant/ Bidder that will be awarded the execution design contracts (after bi-party negotiations), will have to discount the concept design proposal reward (40K Euro) from the execution design fee.

## 3.2. Application Documents

Competition applicants must submit a number of documents, in order to be in compliance 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 in order to be eligible for the competition will be given in Annex 9 of the STDs. The list below is only informative; 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 make 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!

1. Expression of Interest
  - II. Repeated: Applicants/ Bidders can apply for one or more Lots. The competition organizers encourage the Bidders to apply for all three Lots, but in this case, they should list the Lots, or Sites, in priority order (from most, to least preferred site). In case the Bidders apply for more than one Lot, they should submit all specific deliverables for each of the Lots, while the general (common) documents can be submitted once. A Bidder may apply for all Lots but can only be

- short-listed for one, in Phase 2.
3. Declaration of Team Composition (obligatory for primary/main required staff)
  4. Primary Staff CV (showcasing relevant previous experience) and portfolio (lead architect/ studio and artist);
  5. Methodology of work
  6. Vision statement
  7. Preliminary concept drawings and illustrations
    - I. Every Applicant/ Bidder will submit enough graphic material for the jurors to understand the concept. Clarity of presentation will support the communication of the idea to the Jury.
  2. All other legal and financial documents or self-declaration statements relevant for the application according to the STDs, Annex 9, which include:
    - III. General Eligibility/ Qualification Criteria
      - a. The Applicant/ Bidder must declare that he/she/they:
        - iv. is/are **registered in the commercial register** according to the legislation of the country where it carries out its activity, or according to the special legislation in case of a non-profit organization, has/ have the object of procurement in the field of activity, and has an active status;
        - v. is/ are **not in bankruptcy** process (active status);
        - vi. has/ have **not been convicted** of any criminal offense, in accordance with Article 76/1 of the Law on Public Procurement (LPP);
        - vii. the person (persons) who act(s) as a member of the administrative body, director or supervisor, shareholder or partner, or who has representative, decision-making or controlling power within the Economic Operator, is **not currently convicted or has not been convicted by** a final court decision for any criminal offense, defined in Article 76/1 of the LPP;
        - viii. has/ have **not been convicted** by a final court decision with regards to the professional activity;
        - ix. has/ have **no outstanding payments** of taxes and social security contributions, or fall under one of the stipulations provided for in Article 76/2 of the LPP;
        - x. has/ have **paid the electricity bills** and meets/ meet the requirements arising from the legislation in force. This information is required for Applicants/Bidders, who operate in the territory of the Republic of Albania.
        - xi. is/ are **not in the conditions of a conflict of interest**, according to the legislation in force;
        - xii. performs/ perform **the activity in accordance with the relevant environmental, social and labor legislation;**
        - xiii. **submitted an Independent Application**, according to the requirements of the legislation in force;
        - xiv. performs/ perform **the activity in accordance with the requirements of the legislation in force.**
        - xv. there are **no persons**, who are/have been in this capacity, in a Bidder

**exempted from the right to benefit from public funds**, by the decision of the Public Procurement Agency, while this decision is in force.

**b. The above criteria shall be fulfilled following the submission of the Summary of the Self-Declaration Form of the Applicant/ Bidder, on the submission day, according to Annex 10 of STDs.**

- c. In the event of a Joint Venture of Bidders, each Bidder-member of the group must submit the aforementioned Self-Declaration.
- d. In the event that the Applicant/ Bidder will rely on the capacities of other entities, the aforementioned Self-Declaration must also be submitted by the supporting entity.
- e. The General Qualification Criteria must not be changed by the Organizing Authority.
- f. 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.

- g. If the application is presented by a **Joint Venture of Applicants/ Bidders**, the Applicants/ Bidders should provide:
  - xvi. A **cooperation agreement** between them, defining 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.
- q. 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 of these entities for this purpose.

**II. Specific Qualification Criteria**

- c. The Applicant/ Bidder should submit:
  - iv. The summary Self-declaration Form according**

**to Annex 10 of STDs;**

- v. The **economic and financial capacity**

- To prove the financial and economic capacities, the economic operators must present a certificate for **the annual turnover for the last financial years 2019, 2020, 2021**, where the turnover value for at least one of the years of the requested period must be no less than 2,000,000 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. Justified Execution; Design Fee Proposal.

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

- Materials visualizing the proposal (A0, foam-board panels - maximum 10 panels)
  - Plans, sections, elevations of the proposal;
  - Functional diagrams;
  - Concept diagrams and drawings (mobility/circulation, parking, structural);
  - Urban design concepts and plans;
  - Landscape design concepts and specifications;
  - Diagrams of key technical specifications;
  - Renders and visualizations.
- The proposal's report (A4 or A3 format), including
  - Design approach and methodology;
  - Inspirations, precedents, references;
  - Context analysis;
  - Stakeholder needs identification;
  - Description and presentation of the proposal;
  - Work plan;
  - Spaces and capacity specifications
- (diagrams, text descriptions);
- Elements and functional specifications (diagrams, text descriptions).
- Preliminary estimate of the proposal (implementation costs).
- Scale site model (scale to be defined by the team)
- PowerPoint/ Keynote Presentations of the Proposals (including animations - optional)
- Vision statement

### 3.3. Copyright

All competitors' drawings and submissions become the common property of the Organizing Authority, the Ministry of Education and Sports, and the cities of Durrës, Korça and Vlora. They gain the right of publishing, reproducing and using them for different institutional purposes. The copyright of each design submission remains with the author.

# 4 Eligibility and Team Composition

## 4.1. Eligibility and Expert Requirements

The competition is open to teams of experts with experience in architecture projects and urban redevelopments that meet the requirements outlined in this document and the STDs. The design team should consist of professionals with prior relevant experiences. The teams working on the project of the redevelopment of the football stadiums and sports complexes of Durrës, Korça and Vlora (respectively Lot 1, 2, 3) must meet the requirements according to Annex 9 of the STDs. Each team must include at least: a lead architect, architectural designer, landscape architect, artist, urban designer, structural engineer, and building estimator.

All Applicants/ Bidders and their team members must be identified and declare the validity of professional registration, recognition, or membership in the Team Composition Declaration.

## 4.2. 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, preferably in sports (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, preferably in sports (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, preferably in sports (specified in the CV).

### Urban Designer

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

### 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, preferably in sports (specified in the CV).

### Artist

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

### Building Estimator

- At least 5 years of professional experience.
- At least one relevant work experience in a project of similar scale **or** complexity, preferably in sports (specified in the CV).

## 4.3. Evaluation Criteria

### Phase 1

The Jury will evaluate the applicants that will be short-listed for Phase 1 based on these initial qualification and selection criteria:

- Clarity and fulfillment of documents required for Phase 1;
- Professional composition of the team (lead architect, architectural designer, landscape architect, artist, urban designer, structural engineer, and building estimator);

- Previous experience of the team (and its members);
- Clarity and efficiency of proposed methodology;
- Coherence of preliminary concept ideas and creative and adequate responses to the competition objectives, questions, and design brief requirements.

### Phase 2

The Jury will evaluate the proposals of Phase 2 based on the following criteria:

- Creativity of design solutions;
- Creativity of the proposed program;
- Fulfillment of functional requirements and program;
- High implementability of concepts;
- Links and impact of the proposal to the city context;
- The cost-impact ratio (low cost, high impact).

# 5 Timelines and Submissions

## 5.1. Competition duration

Expected competition start date:  
February 8, 2023  
Expected competition end date:  
April 29, 2023

## 5.2. Submission guidelines

The team will prepare and submit officially the required documents in the offices of the Organizing Authority - National Territorial Planning Agency 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:

3stadiumscompetition@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 at 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

## 5.3. Language

All required documents should be in English or Albanian.

#### 5.4. Competition Calendar

|   |                             |
|---|-----------------------------|
| Open call for expressions of interest                 | February 8                  |
| First question period                                 | February 9 – March 07       |
| <b>Deadline Phase 1</b>                               | <b>March 10 (17:00 CET)</b> |
| Shortlist   | March 15                    |
| <b>Invitation for Submitting Concept Design Ideas</b> | <b>March 22</b>             |
| Second question period                                | March 23 – April 14         |
| Preparation of the Project-Idea                       | March 22 – April 20         |
| <b>Deadline Phase 2</b>                               | <b>April 20 (17:00 CET)</b> |
| Public Presentations                                  | April 21                    |
| <b>Evaluation of the Jury</b>                         | <b>April 21 – 29</b>        |
| Announcement of Winners                               | April 21 – 29               |
| Organization of an exhibition/ publication            | TBD                         |

## Notes





KRYEMINISTRIA



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