

Tirana Tower
+
Property Institution Cluster

The Tower

1: Package or Place?

A Tower is an efficient use of territory. The Tower diagram is usually a convenient way in which to optimise structure and servicing. But the Tower should be more: it should be a **PLACE**, identifiable, characterful, enjoyable.

2: Marker or Living Organism?

Tirana - a vibrant, upswinging city will identify through its towers and its boulevards: the latter can take on life, but the towers? Can they be more than usable obelisks? Can they surely become living pieces of city that explore the vertical – or even break up the vertical into a series of events – just as the boulevards can be peppered by kiosks, cafes, theatres, event spaces.

3: Celebrating and Accommodating

Straightforward provision of efficient space is of course an a-priori. Yet interspersed with straightforward stacks are **RESORTS**: the breakout from the basic accommodation into celebratory decks that are dedicated to escape or event.

4: Sustaining and Pulsating

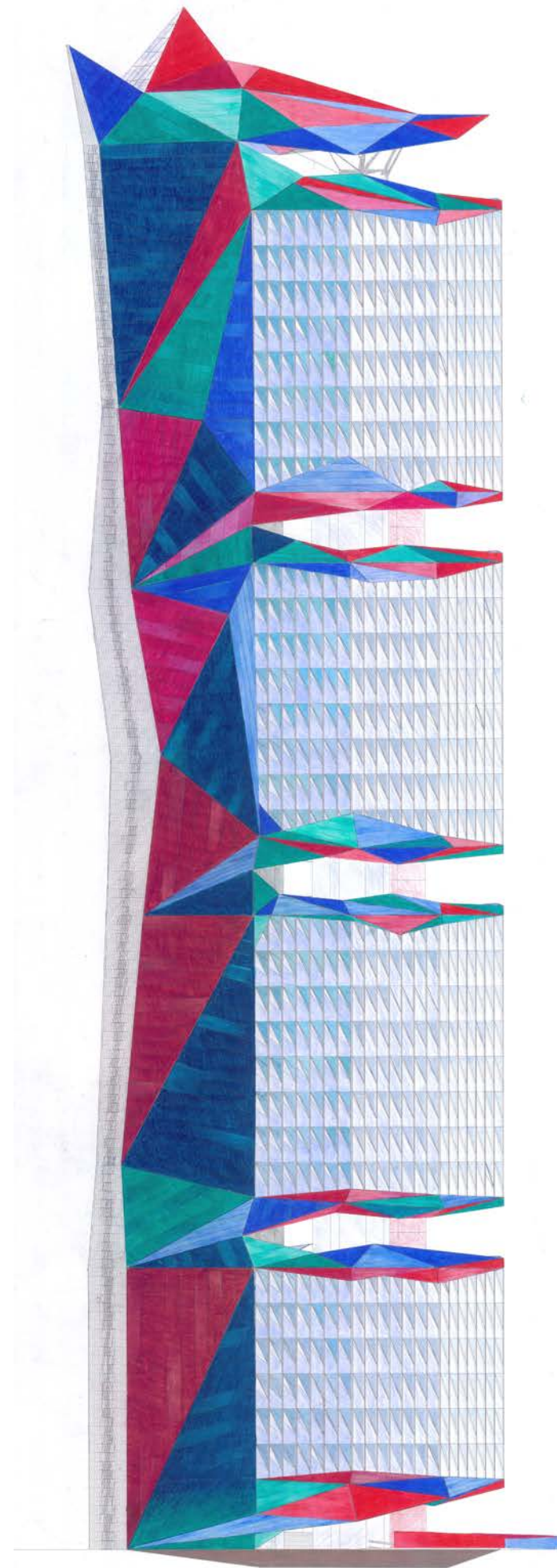
Cannot the Tower be both a container and a device for ameliorating the inconveniences of climate and of urban stress? Cannot the Tower respond to the day-night cycle, seasonal cycle, work-rest-play cycle? Therefore the Tower can have flexible, replaceable territories – ready to be interpreted as variable dynamic space.

5: In dialogue with the City

How about a Tower that is so intriguing, so active, so much a 'the city reaching upwards' that that it becomes a destination in itself. Seducing envious interest from observers in the other towers? Attracting visitors whilst still giving the regular workers and inhabitants the 'full deal' in space, organisation and amenity.

6: Property Institution Cluster

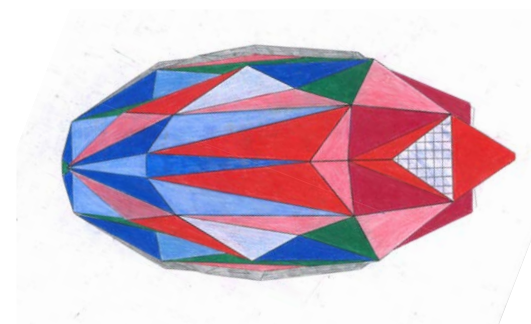
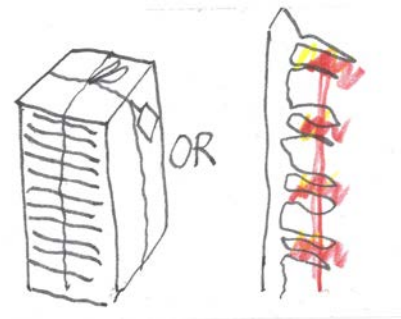
Appendix: Cost Estimate + Teams Profile



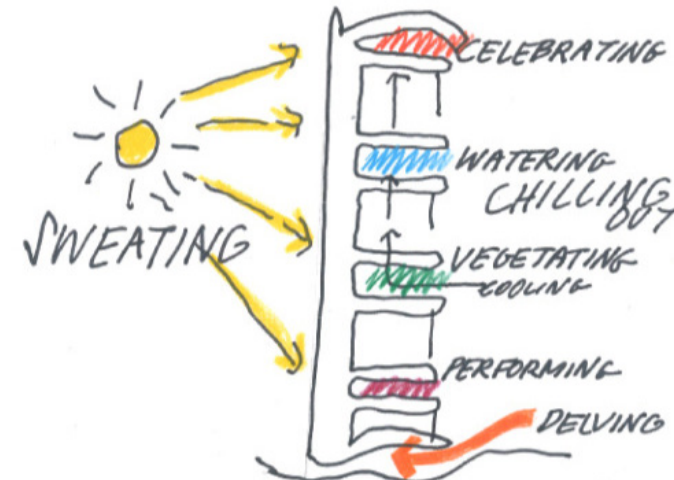
The Tirana Tower

1: Package or Place?

The Tirana Tower is offered as a studied, buildable consequence of a lifetime of Tower propositions -stemming from notions of 'place' reinforced by Piercy Company's ongoing expertise and delivery of office and mixed-use buildings.



Roof Plan



The Tower is divided into four vertical zones – from bottom upwards – Zone 'A' is of six floors – followed by a double-height open RESORT.

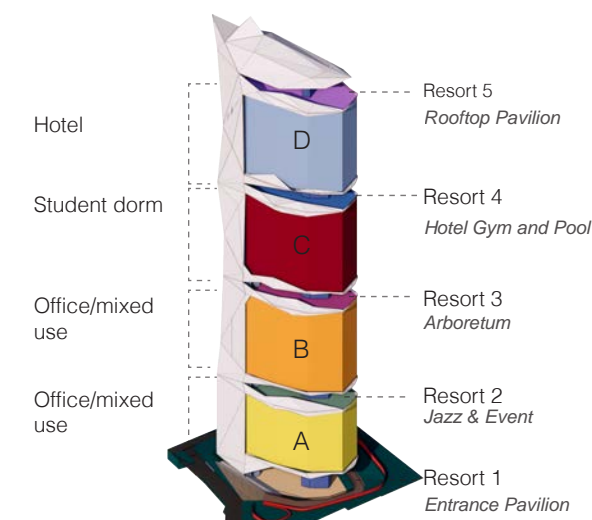
Zone 'B' is of eight floors – followed by a double-height open RESORT.

Offices occupy these twelve regular floors. The lowest RESORT is suggested as a music performance platform. The next RESORT is suggested as an arboretum. Expecting the Performances to be out of office hours but the Arboretum very much to be used by the office inhabitants as something much more than a mere 'breakout'. Moving upwards

Zone 'C' is eight floors of Study Bedrooms – followed by a double-height open RESORT. With Zone 'D' suggested as a Hotel. The activity of 'C' and 'D' could be reversed, or BOTH used as Study Bedrooms.

The third RESORT contains a swimming pool and a restaurant. The top RESORT is a bar, lounge and dancing area with special territories for entertaining.

It is anticipated that the RESORTS would attract people from outside the day-to-day Tower activities.



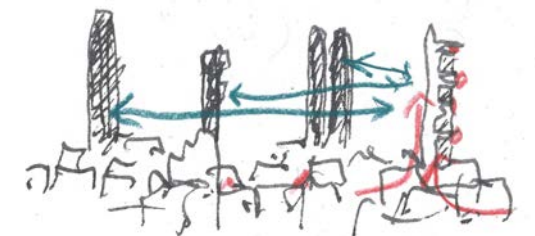
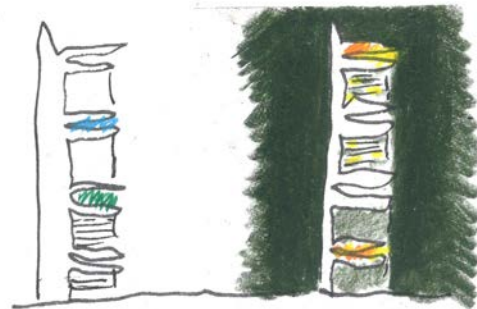
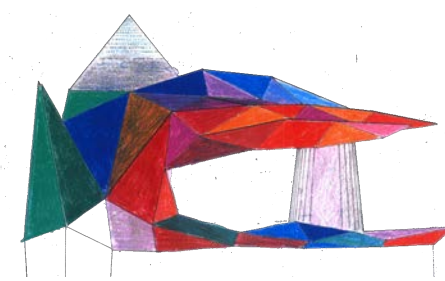


2: Marker or Living Organism?

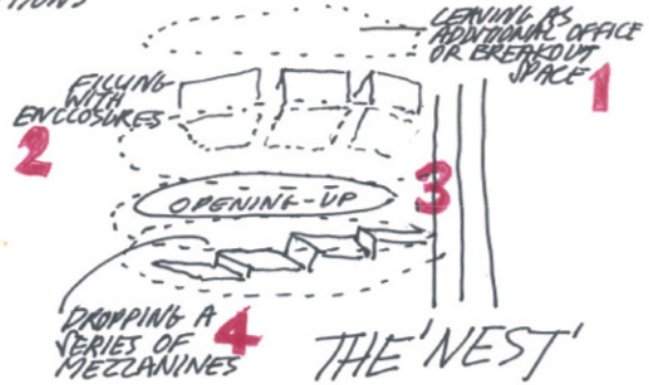


2: Marker or Living Organism?

Tirana - a vibrant, upswinging city will identify through its towers and its boulevards : the latter can take on life , but the towers ? Can they be more than useable obelisks ? Can they surely become living pieces of city that explore the vertical – or even break up the vertical into a series of events – just as the boulevards can be peppered by kiosks, cafes, theatres, event spaces ?

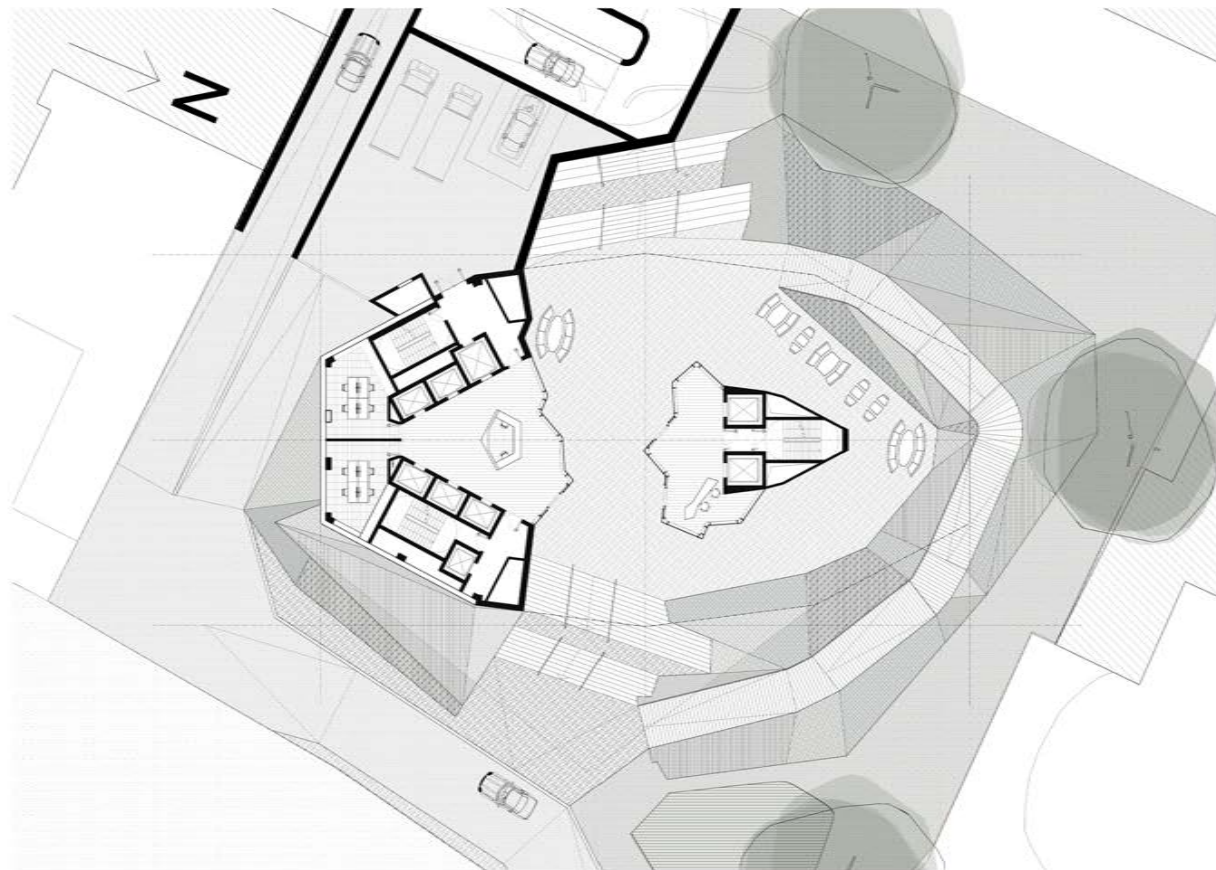


OPTIONS

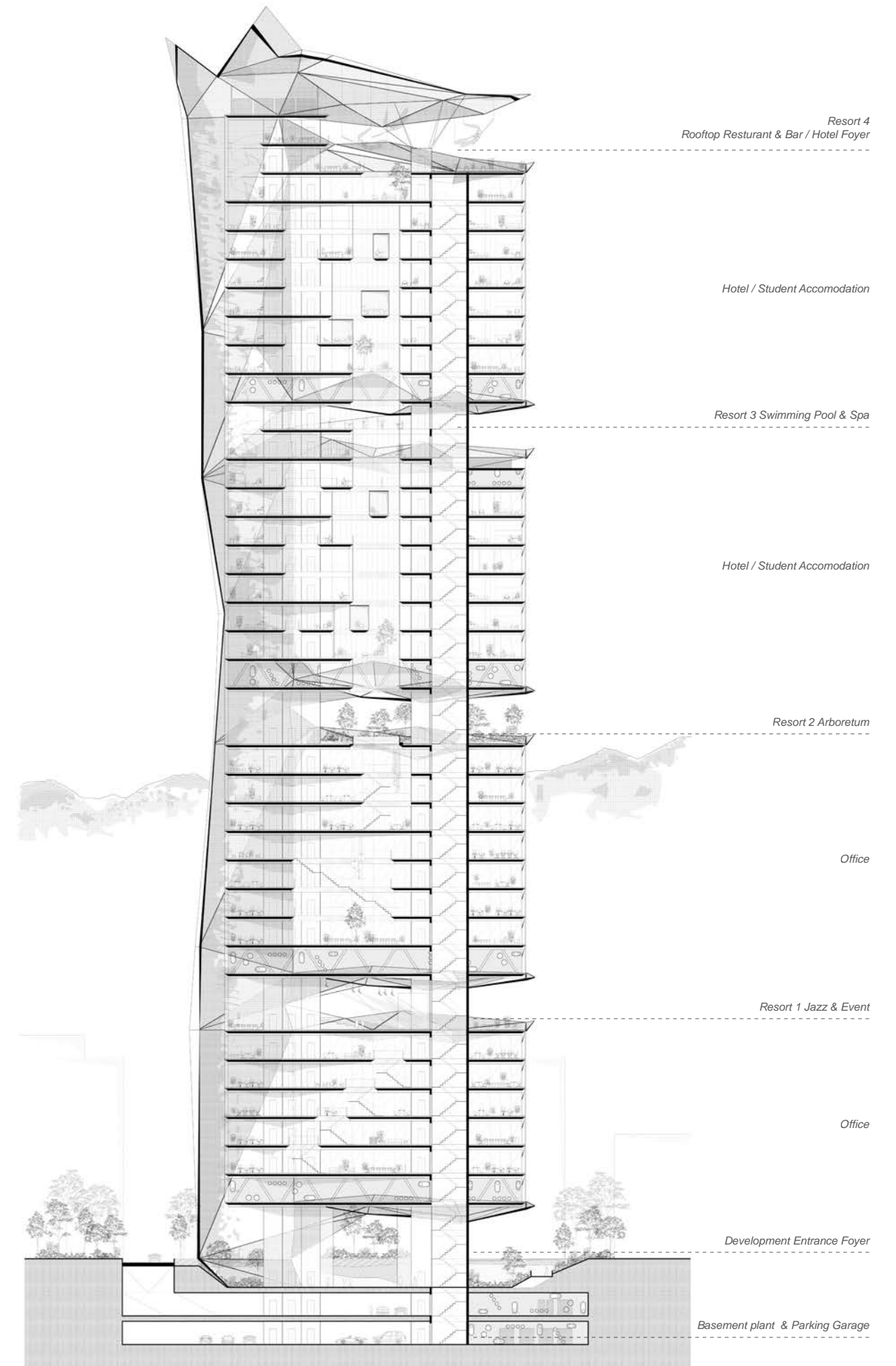


Flexible Usage of Space

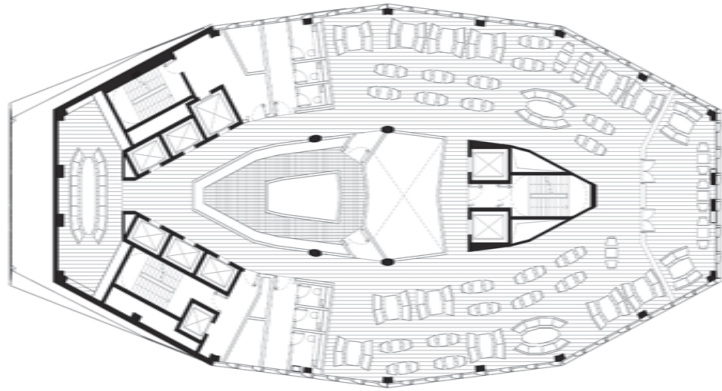
The decision to put the main circulation and servicing stacks at the Southern end of figure releases the rest and allows a wide palette of arrangements to be made in the central 'NEST' area of the floor plate. The small core -towards the Northern end is a relatively minor incursion. On the office floors, the Nest can be reinterpreted as breakout space, it can have variable arrangements of double-height, mezzanine, void, conference rooms, recording rooms, etc. as required.



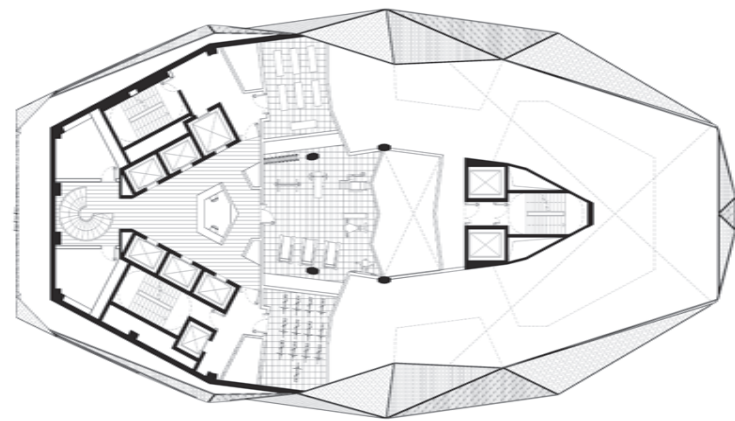
Ground Floor Plan



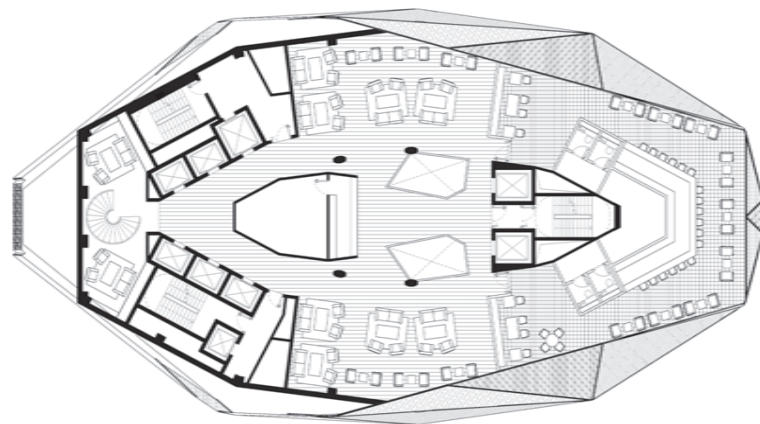
Section 1:200 at A0



Hotel Restaurant



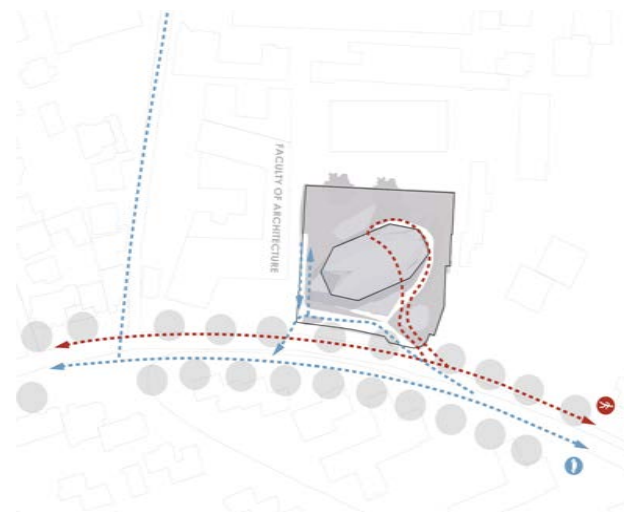
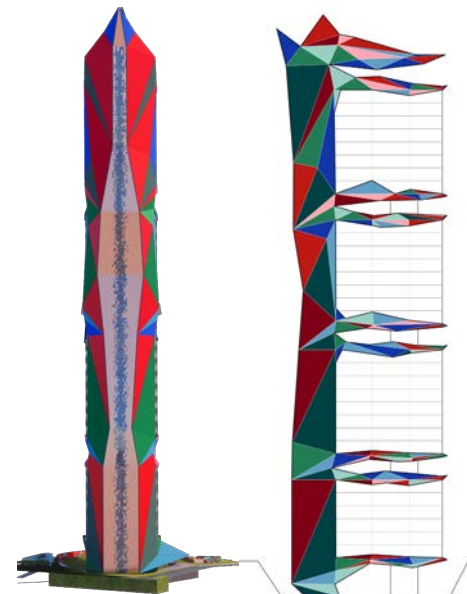
Hotel Gym

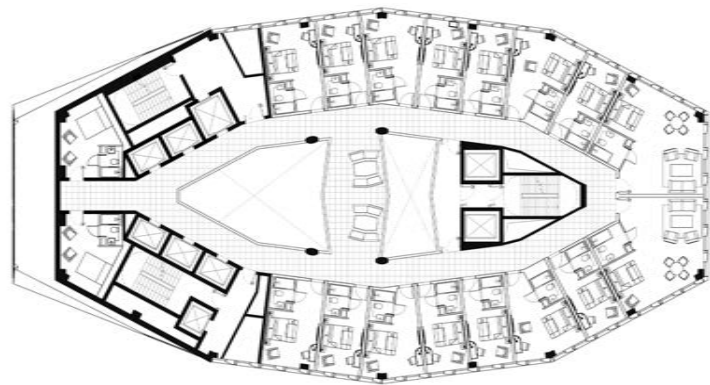


Hotel Reception

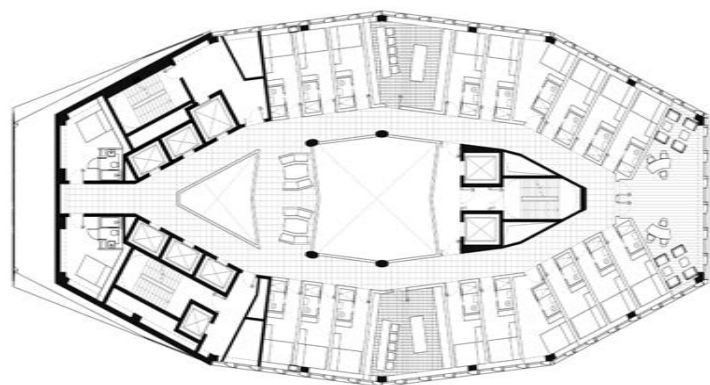
Higher up, percolation by way of the 'NEST' condition contributes to the sustainable vent.

From the South, the clear image of the tower is of a faceted, somewhat kaleidoscopic but solid 'BACK' but as we move round itthe play of surfaces becomes articulated by the upper and lower lips of the RESORTS..... the lips of which extend the language of the Back.

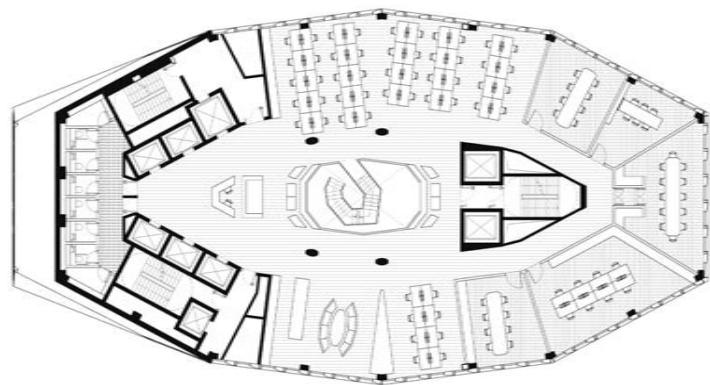




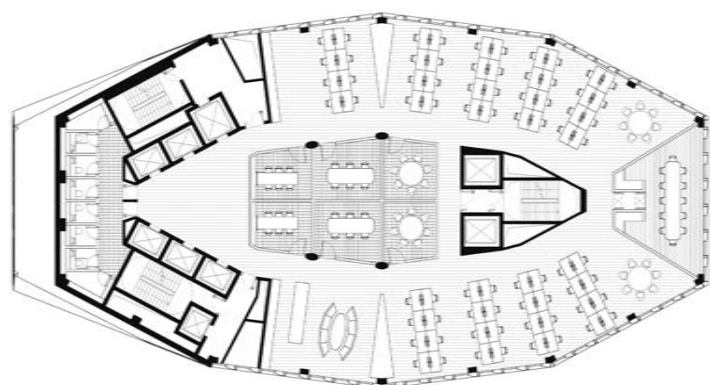
Typical Hotel Plan



Typical Student Accommodation Plan



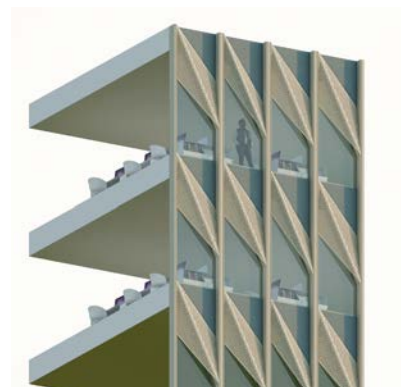
Typical Office Plan with Void



Typical Office Plan with Central Meeting Rooms



Ensuring a lasting and sustainable building the orientation of and the interaction with the external environment has been a key driver in the development of the façade design. Rotating the plan, directing the non-glazed façade elements towards the predominant sun significantly reduced the solar heat gain on the internal spaces. Where glazing is required a varying ratio of opaque to glass has been developed which responds directly to the sun path and the orientation of each of the individual planes of façade. This reduces to the minimum requirements for mechanical cooling with potential to naturally ventilate through opening panes located behind an architectural screen.

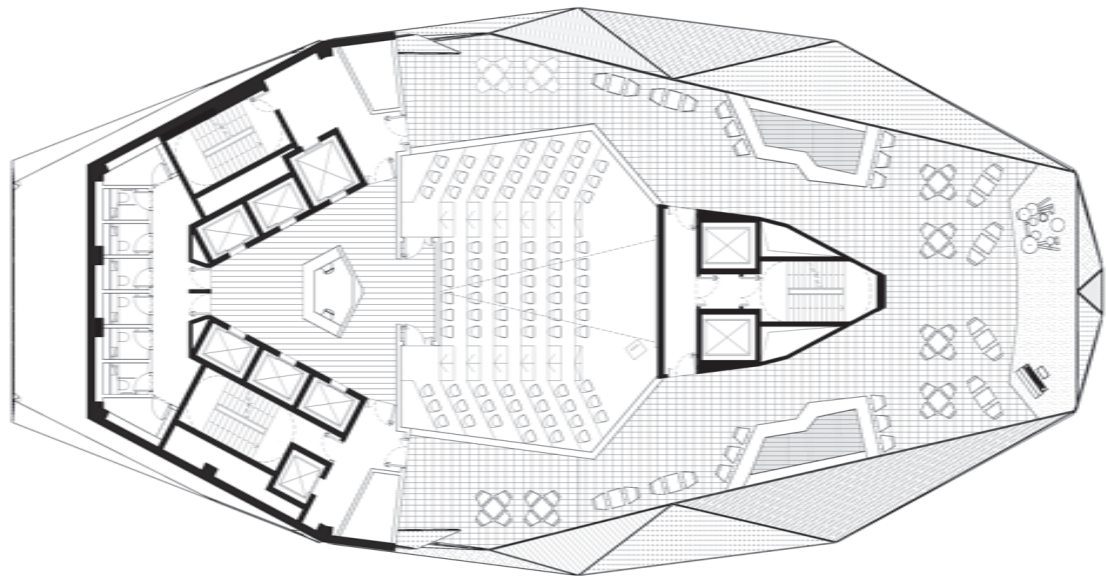
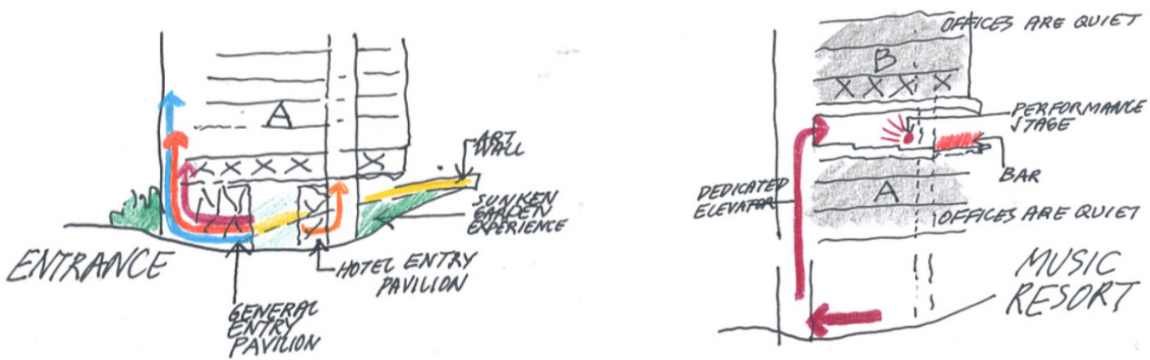


Typical Hotel Interior



Typical Office Interior

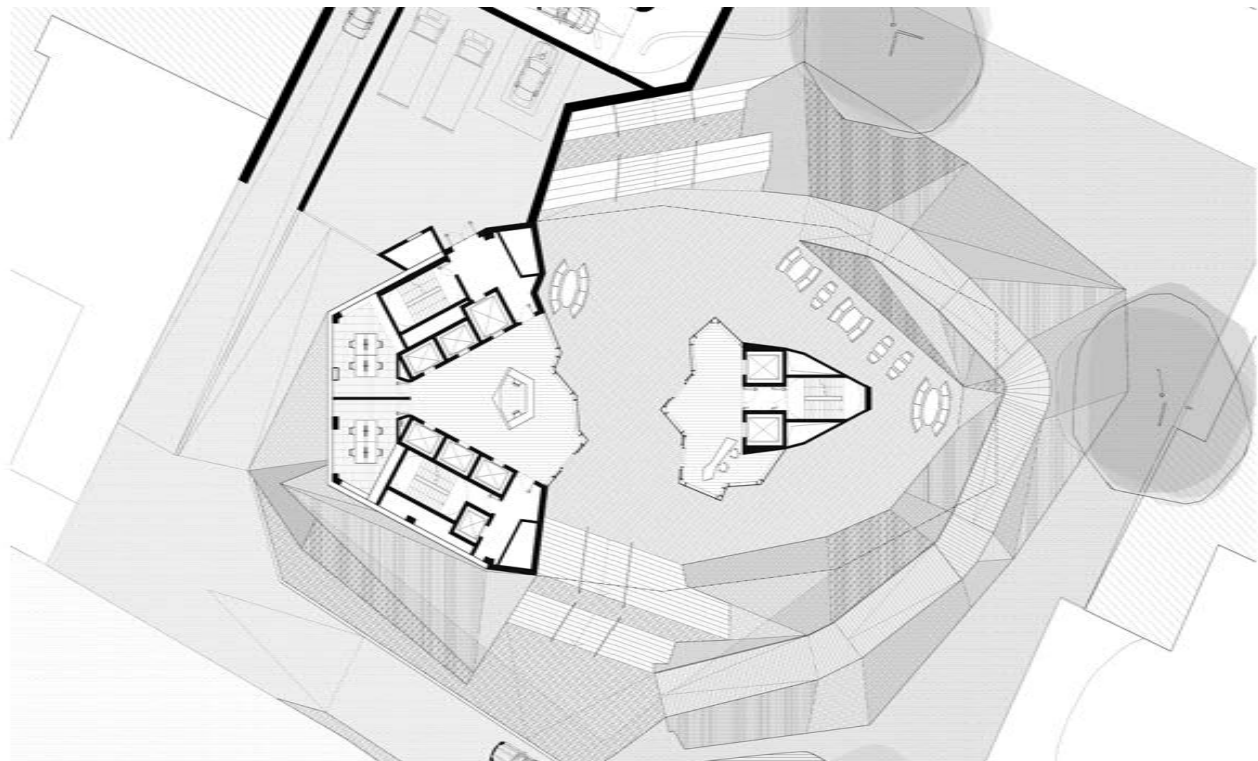
3: Celebrating and Accommodating



Music Resort



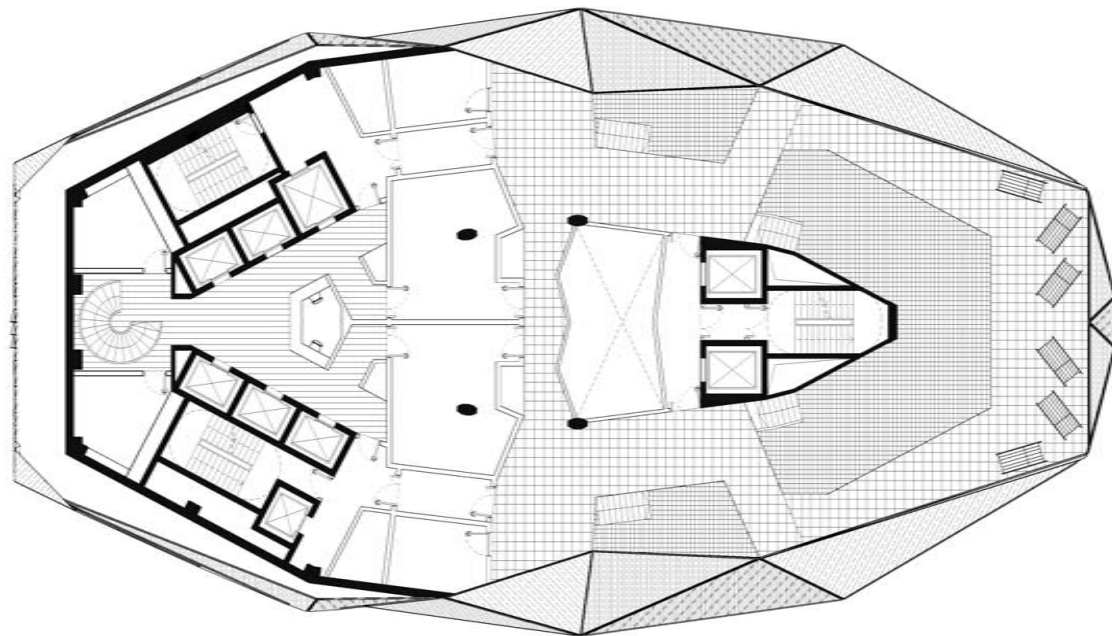
Music Resort



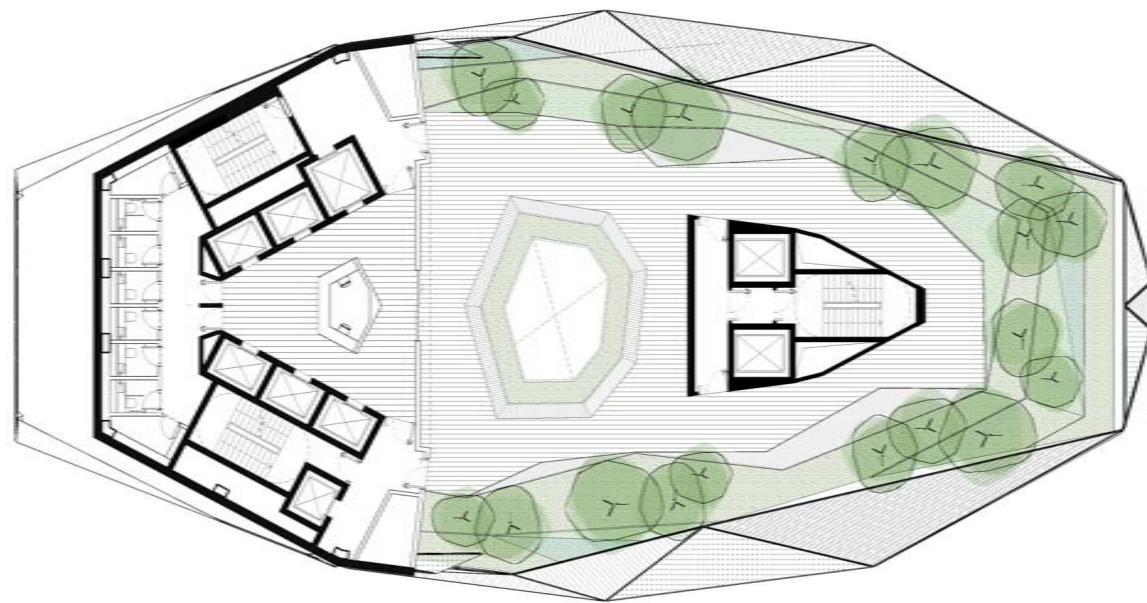
Lobby Plan



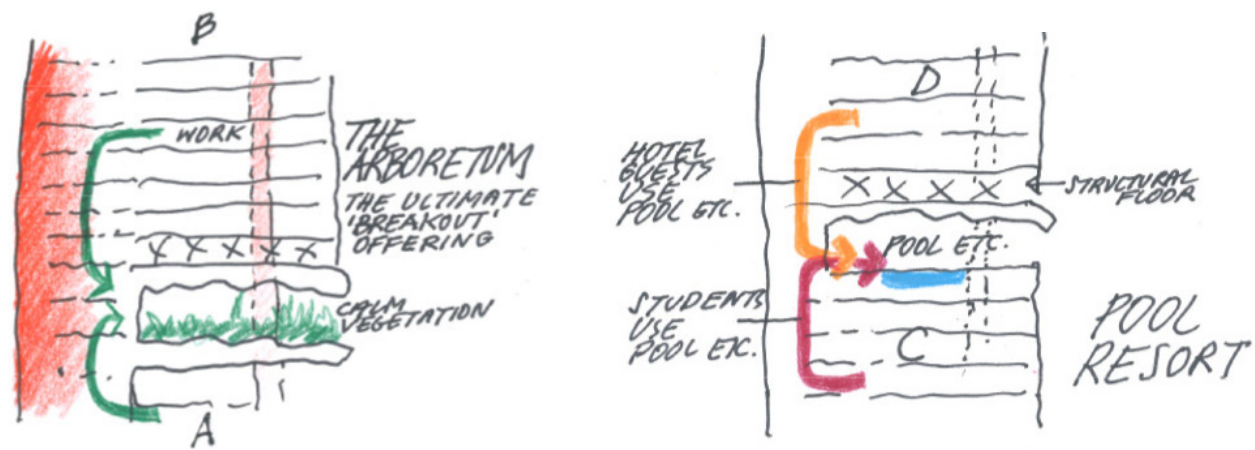
Ground Floor Lobby



Hotel Pool



Arboretum



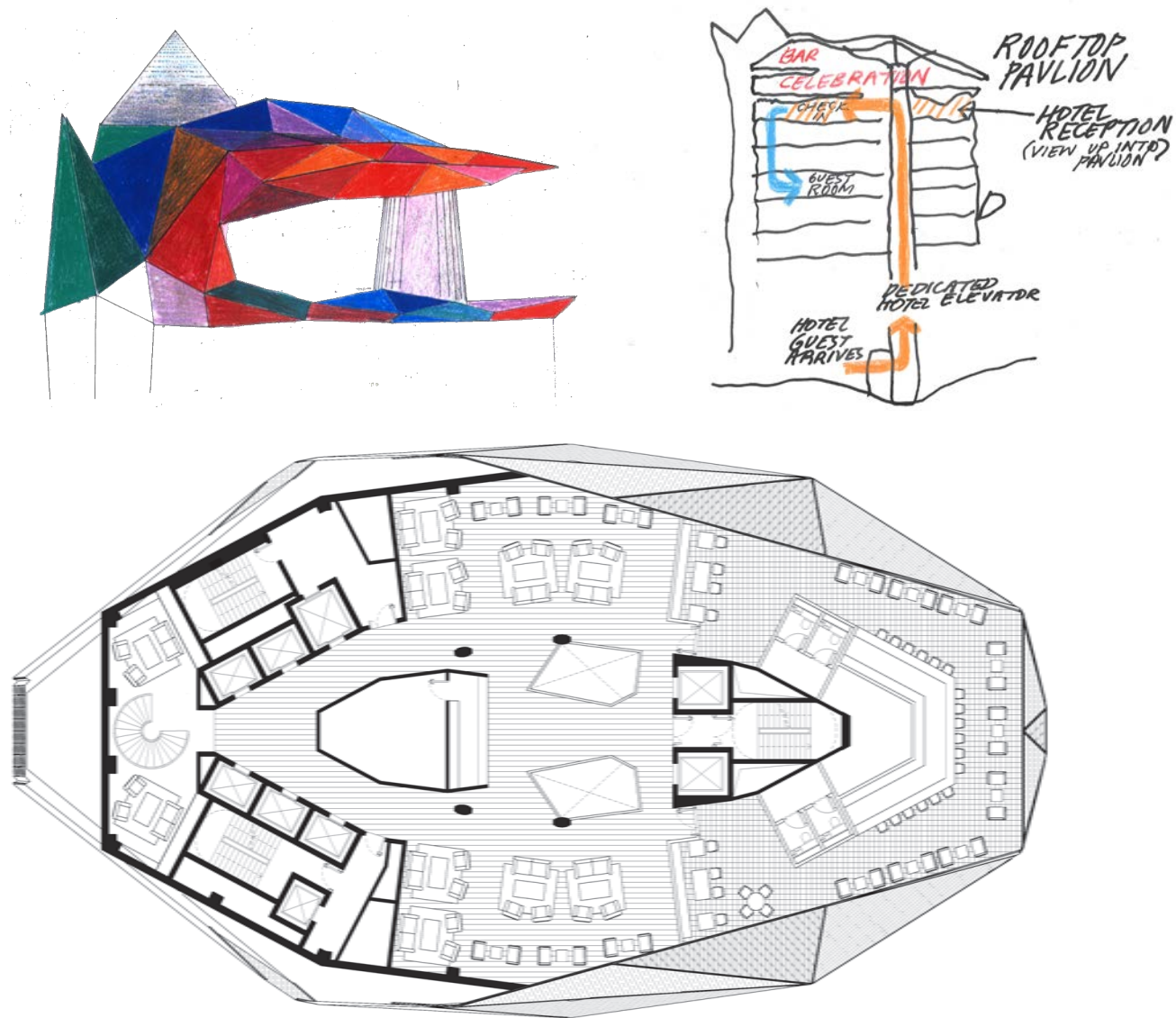
Arboretum



Arboretum



Swimming Pool

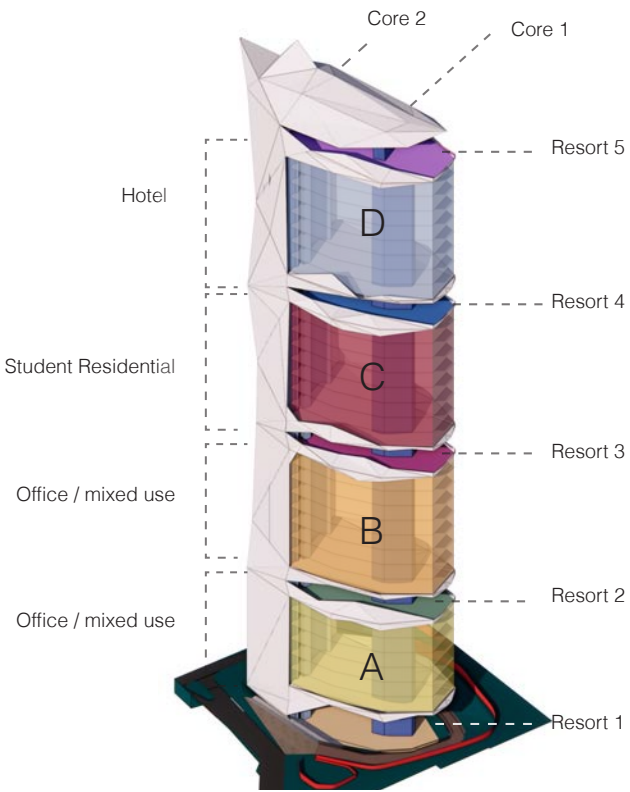


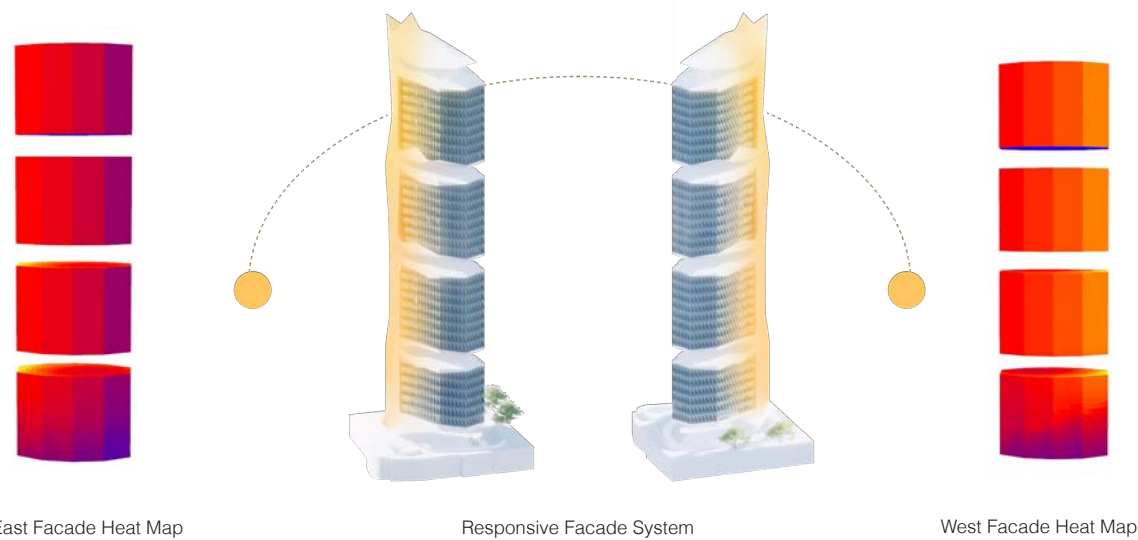
Rooftop Pavilion



Rooftop Pavilion

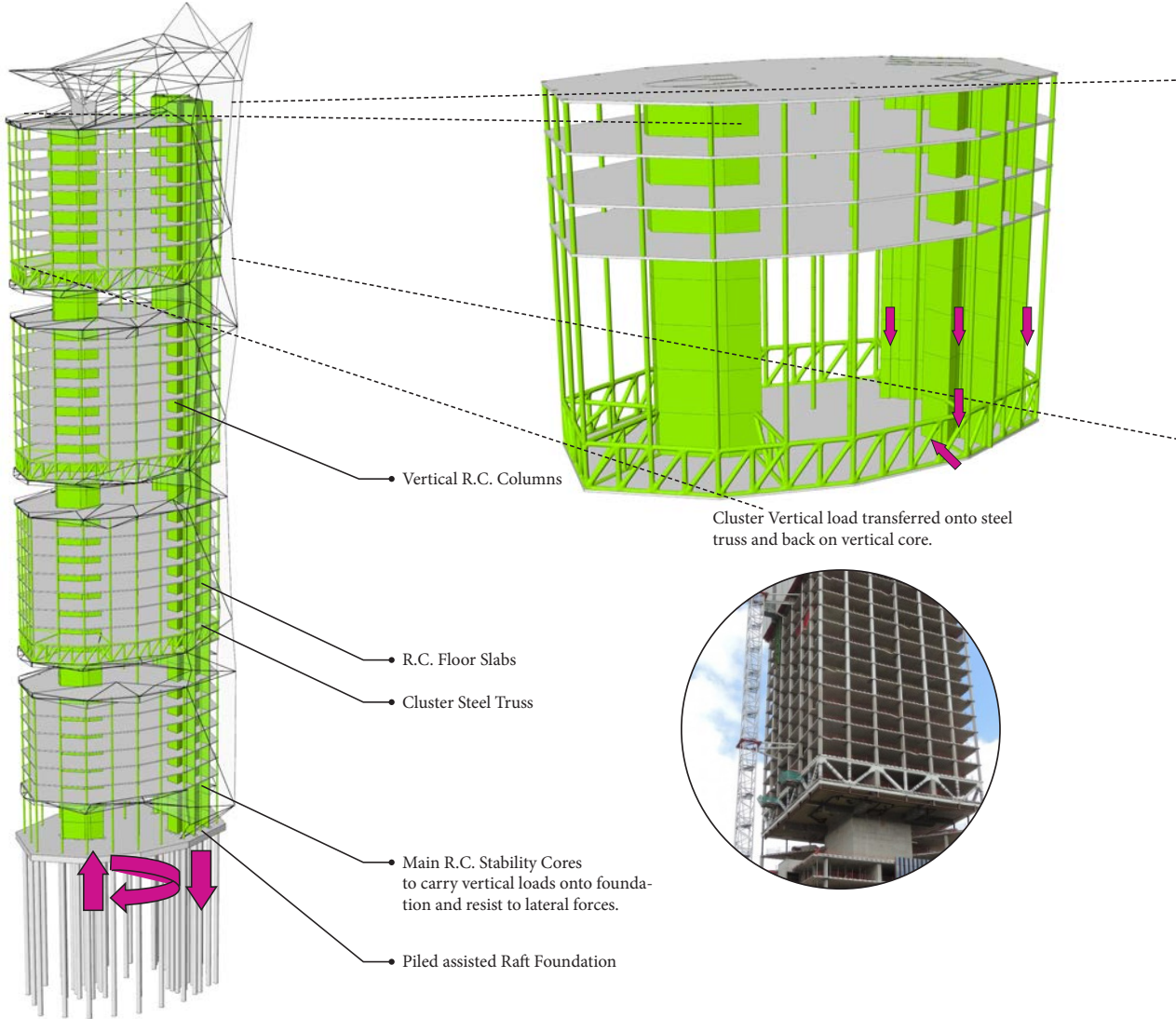
Floors	GIA + External Resorts / m2	NIA / m2	Core/BOH/ WCs	Plant / Carpark ramp / Loading Bay	Relevant Use (Reception, Jazz, Arboretum, Pool, Gym, Hotel Reception)	Total
41	354.0		Plant	132.0	222.0	354.0
40	354.0		Lookout Deck			354.0
39	817.0		Hotel Reception	185.0	222.0	817.0
38	817.0		Hotel Restaurant	185.0	632.0	817.0
37	817.0	675.0		142.0	632.0	817.0
36	817.0	675.0		142.0		817.0
35	817.0	675.0	Hotel / Student Residential	142.0		817.0
34	817.0	675.0		142.0		817.0
33	817.0	675.0		142.0		817.0
32	817.0	675.0		142.0		817.0
31	817.0		Plant	142.0		817.0
30	416.0		Gym	675.0		416.0
29	758.0		Pool	184.0	232.0	758.0
28	817.0	675.0		142.0	574.0	817.0
27	817.0	675.0		142.0		817.0
26	817.0	675.0	Hotel / Student Residential	142.0		817.0
25	817.0	675.0		142.0		817.0
24	817.0	675.0		142.0		817.0
23	817.0	675.0		142.0		817.0
22	817.0	675.0		142.0		817.0
21	817.0		Plant	142.0		817.0
20	295.0		Arboretum	675.0		295.0
19	759.0			295.0	464.0	759.0
18	853.0	622.0		231.0		853.0
17	853.0	622.0		231.0		853.0
16	853.0	622.0	Office	231.0		853.0
15	853.0	622.0		231.0		853.0
14	853.0	622.0		231.0		853.0
13	853.0	622.0		231.0		853.0
12	853.0	622.0		231.0		853.0
11	853.0		Plant	178.0		853.0
10	295.0		Events / Jazz	675.0		295.0
9	765.0			295.0	580.0	765.0
8	853.0	622.0		185.0		853.0
7	853.0	622.0		231.0		853.0
6	853.0	622.0	Office	231.0		853.0
5	853.0	622.0		231.0		853.0
4	853.0	622.0		231.0		853.0
3	853.0		Plant	178.0		853.0
2	295.0		Core	675.0		295.0
1	295.0			295.0		295.0
0	811.0		Entrance	172.0	167.0	811.0
B1	3,704.0		Car Parking and Plant	472.0		3,704.0
B2	3,704.0			3,704.0		3,704.0
Total Area	38,636.0	16,239.0		10,802.0	3,503.0	38,636.0





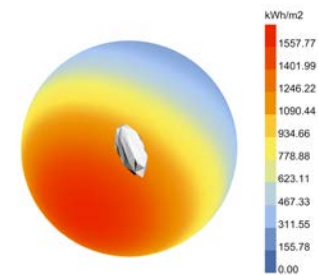
The varying facade panels add interest and texture to the elevation, facets and perforations give opportunity for light reflectance that accent and highlight the patterns and forms of the triangulated panels. The glazed openings create a striking silhouette that highlight the landscape vistas that surround Tirana. Users experience the landscape through.

The Tirana Tower adopts mainly a reinforced concrete frame structure, which is a common choice for high-rise buildings due to its strength and fire resistance. The tower's structural system is designed to accommodate both vertical and lateral loads, ensuring stability under various conditions such as wind and seismic activity. The structural design incorporates transfer structures to enable the creation of four distinct vertical "clusters" varying functional requirements between the lower office floors and the upper commercial floors. These structures ensure that the column grids can shift without compromising the building's structural integrity. The transfer structures are constructed in steel and installed at the base of each cluster, redistributing the vertical loads from each cluster's floor.

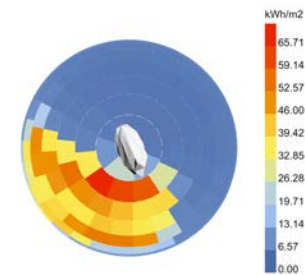


4: Sustaining and Pulsating

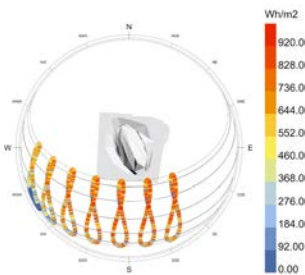
The design of the Tirana Tower adopts a comprehensive sustainability strategy, targeting key performance indicators such as a maximum upfront embodied carbon of 400 kgCO₂e/m²GIA for the hotel and student residential spaces, and 475 kgCO₂e/m²GIA upfront for the office sections. This is complemented by an operational energy goal of 35 kWh/yr.m²GIA for the hotel and student residential spaces, advancing towards LEED Platinum and WELL Platinum certifications.



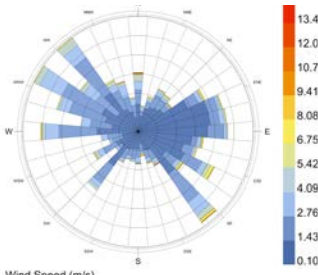
Total Radiation
01 Jan 10:00 - 31 Dec 16:00
city: Tirana-Laprake
country: ALB
time-zone: 1.0
source: SRC-TMYx



Total Radiation
01 Jan 10:00 - 31 Dec 16:00
city: Tirana-Laprake
country: ALB
time-zone: 1.0
source: SRC-TMYx



Direct Normal Radiation (Wh/m2)
city: Tirana-Laprake
country: ALB
time-zone: 1.0
source: SRC-TMYx



Wind Speed (m/s)
city: Tirana-Laprake
country: ALB
time-zone: 1.0
source: SRC-TMYx
period: 1/1 to 12/31 between 0 and 23 @ 1
Calm for 37.63% of the time = 3296 hours

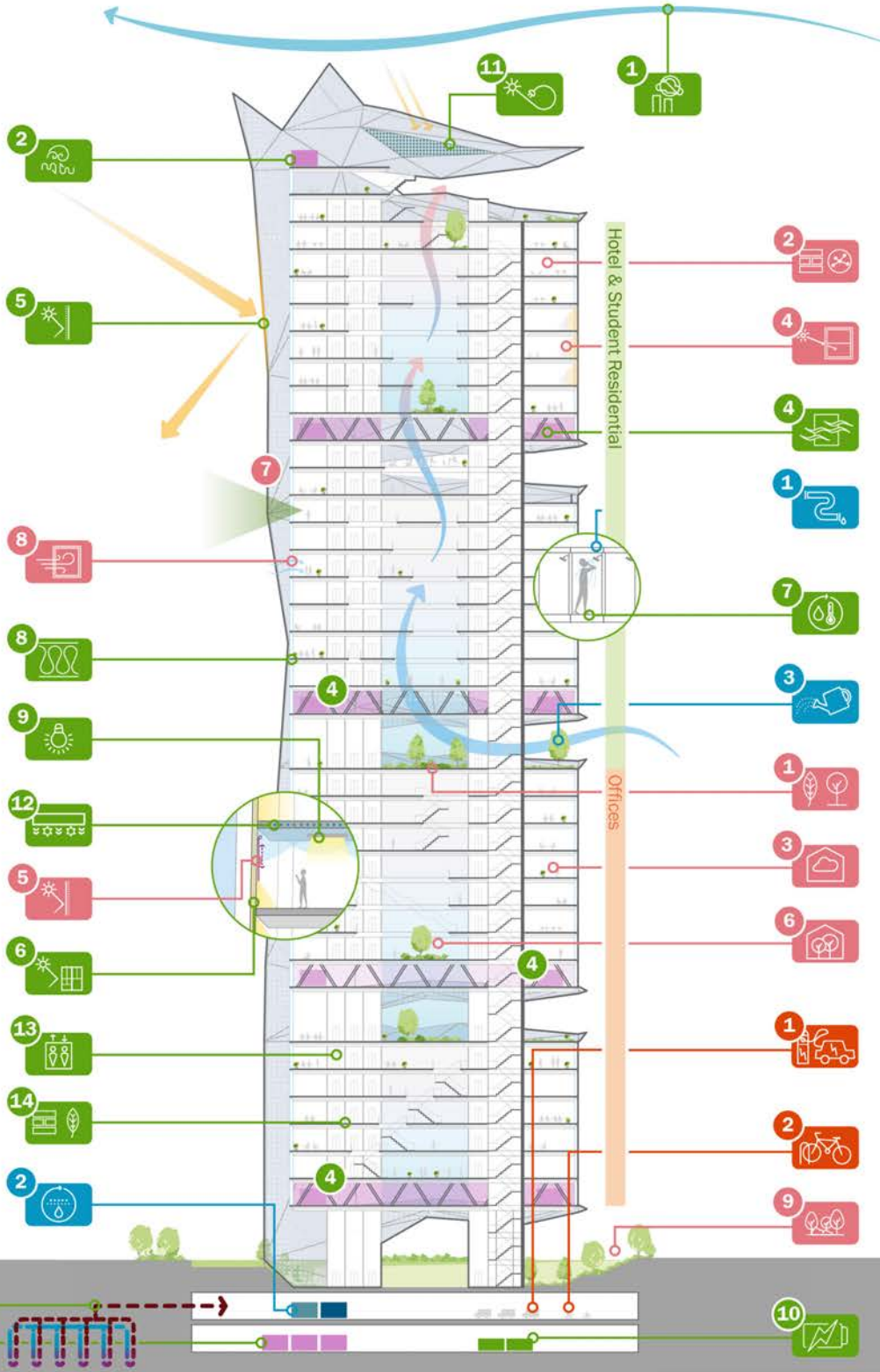
Hotel and student residential targets

- Embodied carbon: 400 kgCO₂e/m²GIA upfront
 - Super structure 120 kg/m²
 - Substructure 60 kg/m²
 - Façade 80 kg/m²
 - MEP 80 kg/m²
 - Finishes 60 kg/m²

- Energy 35 kWh/yr.m²GIA
- LEED Plantium

Energy efficiency

- All-electric including heating and cooling via heat pumps
- Air source heat pumps and cooling towers
- Ground source heat pump
- Air handling units
- External shading
- High efficiency office façade to optimise daylight, cooling and embodied carbon
- Waste water heat recovery in residential buildings
- Well insulated building fabric
- High efficiency LED lighting throughout
- Battery energy storage to reduce carbon footprint
- Integrated photovoltaic panels to generate office building energy demand
- Chilled ceiling system to reduce energy demand
- High efficiency double deck regenerative lifts
- Use of low-carbon materials
- Energy sharing ambient loop to allow use of waste heat



Office targets

- Embodied carbon: 475 kgCO₂e/m²GIA upfront
 - Super structure 145 kg/m²
 - Substructure 95 kg/m²
 - Façade 95 kg/m²
 - MEP 95 kg/m²
 - Finishes 45 kg/m²

- WELL Plantium
- LEED Plantium

Water management

- Ultra-low flow fixtures throughout to reduce water demand
- Rain-water and grey water harvesting plant
- Rainwater re-use for cooling tower make up and irrigation

Health and wellbeing

- Arboretum to provide natural break out space
- Low VOC materials throughout to improve air quality
- Low level air supply and radiant ceiling to improve environmental quality
- Excellent daylight levels and quality
- Internal blinds for solar control
- Vegetation to suppliment fresh air into the atrium
- Views out
- Natural ventilation via operable vents
- Outdoor space with intensive plantation (Biophilic)

Transport

- Electric vehicle charging points
- Cycle storage with full shower provisions

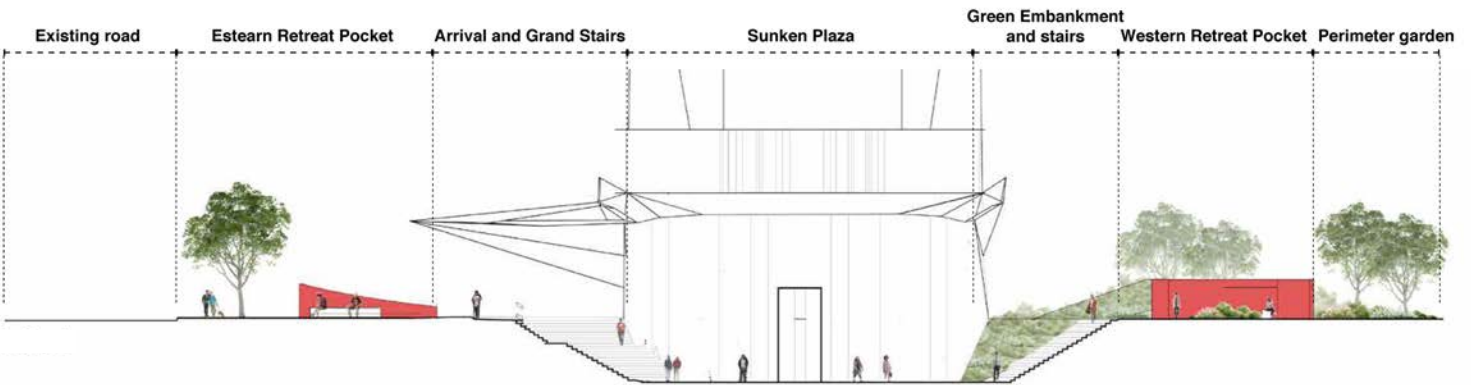
5: In Dialogue with the City



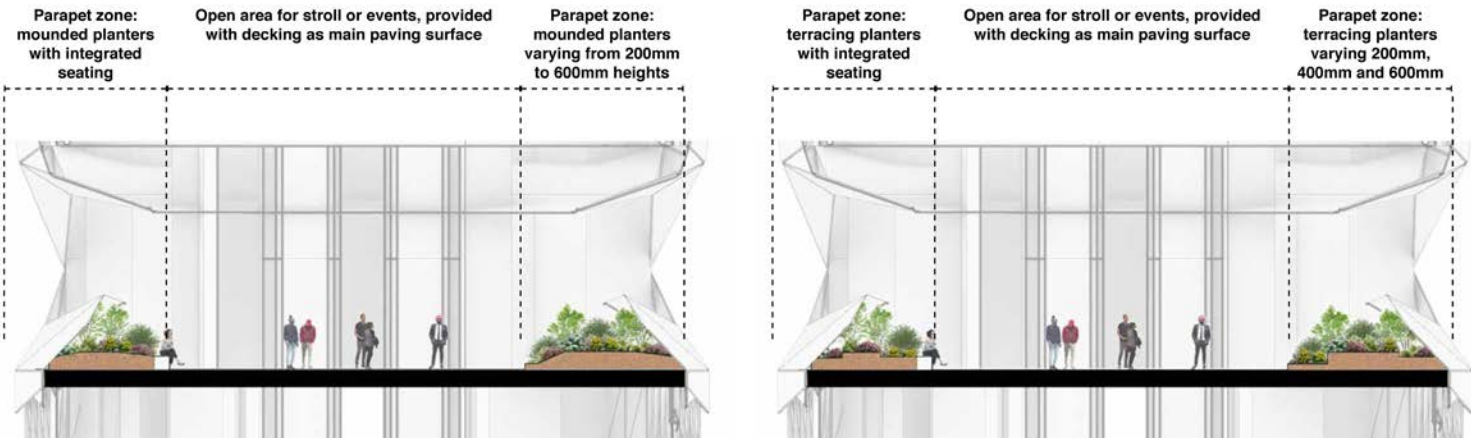
Ground Floor Plan



Arboretum Plan



Section A



Section B

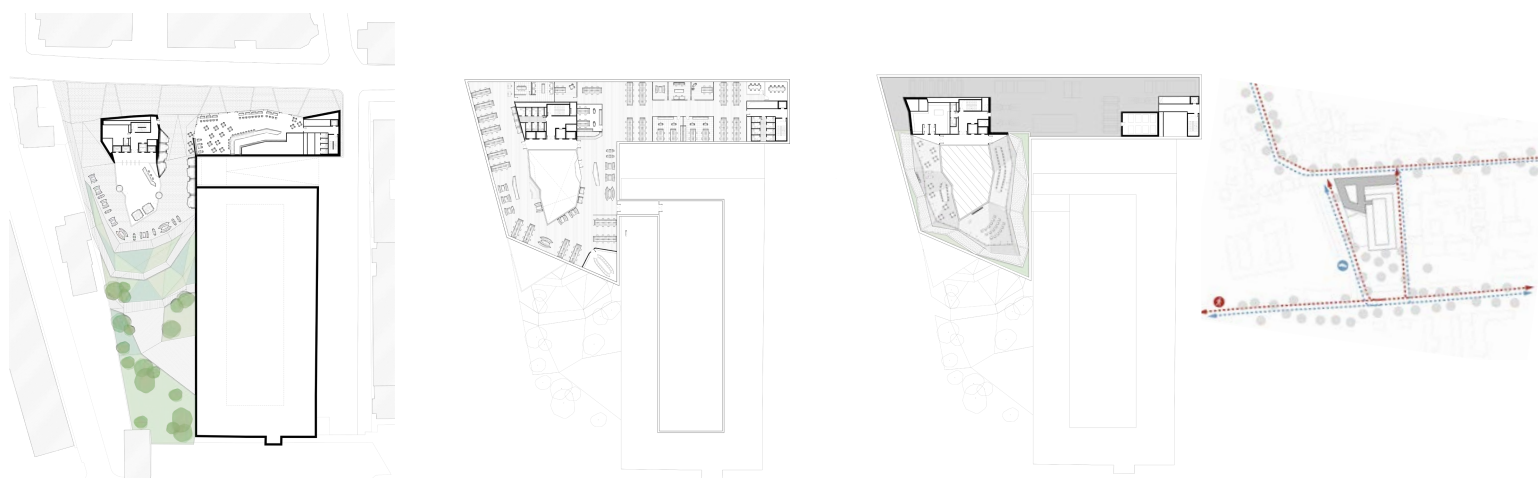
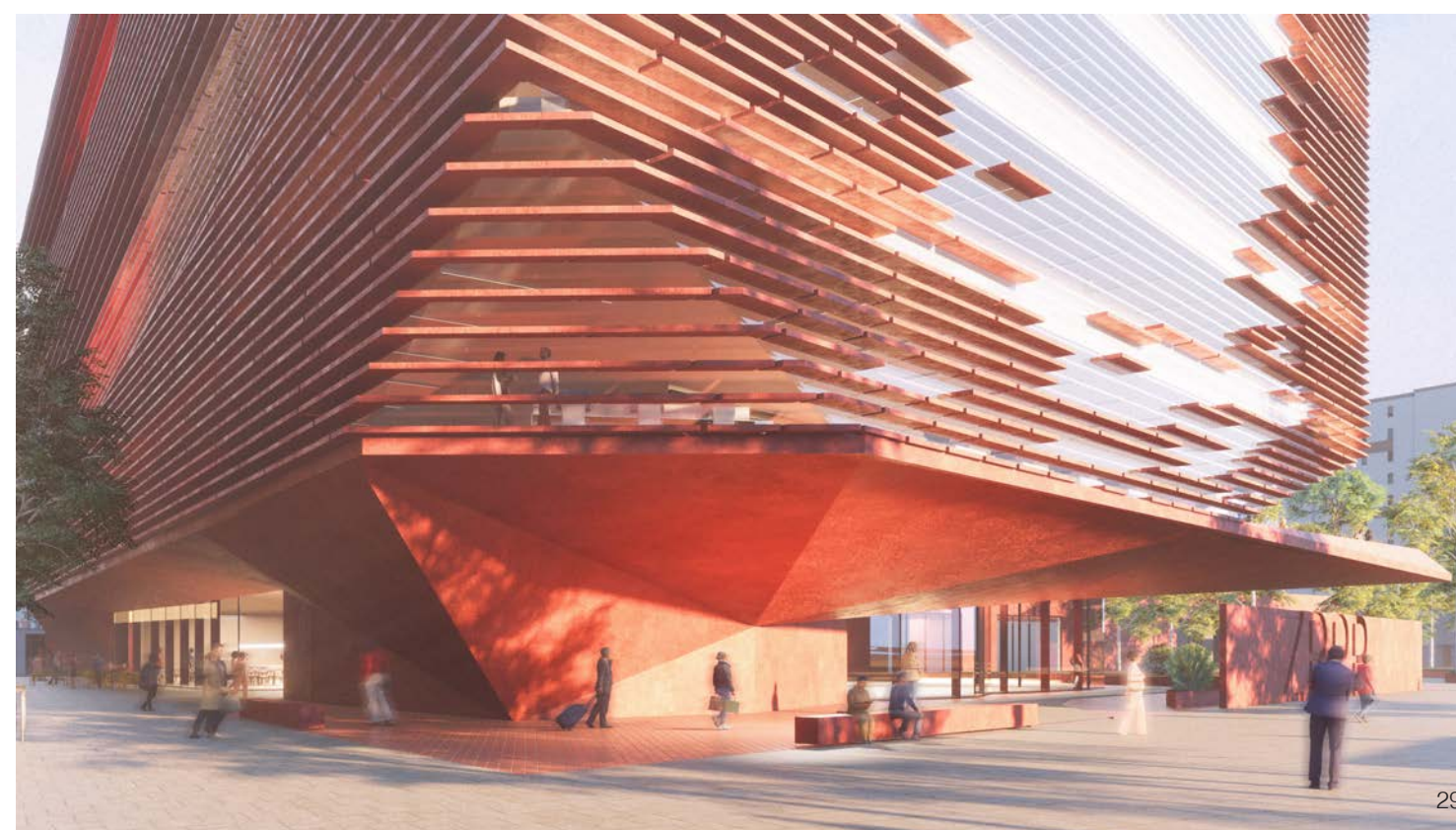
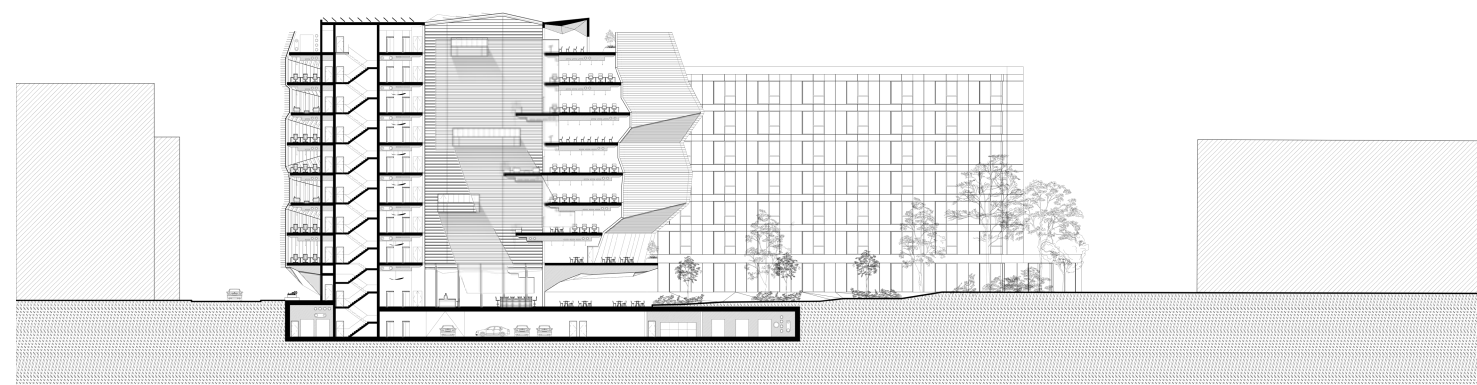


Floors	GIA + External Resorts / m2	NIA Office / m2	NIA Retail / m2	Reception / m2	Car Park / plant / core / WCs / m2	Total / m2
8	865.0	354.0			511.0	865.0
7	1,872.0	1,594.0			278.0	1,872.0
6	1,872.0	1,594.0			278.0	1,872.0
5	1,872.0	1,594.0			278.0	1,872.0
4	1,872.0	1,594.0			278.0	1,872.0
3	1,872.0	1,594.0			278.0	1,872.0
2	1,872.0	1,594.0			278.0	1,872.0
1	1,872.0	1,594.0			278.0	1,872.0
0	854.0		372.0	207.0	275.0	854.0
B1	2,248.0				2,248.0	2,248.0
Total Area	17,071.0	11,512.0	372.0	207.0	4,980.0	17,071.0



6: Property Institution Cluster

An insertion to the site that respects the newly refurbished block by continuing its particular red colouration but then creating an elegant white courtyard that complements a carefully tailored garden space. Improved environmental design involves a variable filigree of slats that increase in transparency towards the garden corner in a conscious attempt to make a rather special architecture should attract a discriminating commercial activity.



Designer: ARMEDA GRAMOS , ILIR TROCI
Object: TIRANA TOWER

Date: 12-09-2024

PREVENTIVE WORKS / PREVENTIVI I PUNIMEVE

NO.	CODE	TITLE OF WORKS.	EMËRTIMI I PUNIMEVE.	Unit	NJËSIA/UNIT	QUANTITY /SASIA	PRICE WITHOUT VAT/ÇMIMI PA TVSH	VALUE WITHOUT VAT/VLEFTA PA TVSH	TV Listings	TVSH
		1. EARTH WORKS	1. PUNIME DHEU							
1	2.28	Excavation of foundation and plinth with b>2m, excavator with chain 0.25m3, shkarkimi ne auto	Germim dheu themele e plinta me b>2m, ekskavator me zinxhir 0.25m3,shkarkimi ne auto	m3	m3	52167	232.11	12,108,482.37	20%	0.20
2	2.19a	Throwing, leveling, soil filling by hand, category IV	Hedhje,rrafshim,mblusheje dheu me krah, kategoria IV	m3	m3	18258	628.84	11,481,360.72	20%	20%
3	2.37/5b	Transportation of construction materials, soil by car up to 10.0 km	Transport materiale ndertimi, dheu me auto deri 10.0 km	m3	m3	33908	467.28	15,844,530.24	20%	20%
		AMOUNT 1:	SHUMA 1:					39,434,373.33		
		2. BRICK MASONRY WORKS	2. PUNIME MURATURE TULLE							
4	2.71/1	Wall with double lightened bricks up to 8 m, L.L.P, M-15	Mur me tulla te lehtësuara dopio deri 8 m, L.L.P, M-15	m3	m3	24778	15,266.35	378,269,620.30	20%	20%
5	2.86.	Brick wall with 6 holes, t=12cm h~3m, ll perz M 15	Mur me tulla me 6 vrima, t=12cm h~3m, ll perz M 15	m3	m3	8795	15,742.38	138,454,232.10	20%	20%
		AMOUNT 2:	SHUMA 2:					516,723,852.40		
		3. LAYER WORKS 2	3. PUNIME SHITRESASH 2							
6	2.262/3	Concrete layer C 12/15	Shitrese betoni C 12/15	m3	m3	9577	13,632.88	130,562,091.76	20%	20%
7	2.264	Cement glaze layer 1:2	Shitrese fluster cimento 1:2	m2	m2	8875	491.41	4,361,263.75	20%	20%
8	2.267/1	Layers with porcelain tiles	Shitrese me pllaka porcelanat	m2	m2	12688	5,014.67	63,626,132.96	20%	20%
9	2.273/4	Layer with marble tiles t=2cm	Shitrese me pllaka mermeri t=2cm	m2	m2	2477	6,373.81	15,787,927.37	20%	20%
10	2.273/1	Layer with granite tiles t=2cm	Shitrese me pllaka graniti t=2cm	m2	m2	4561	11,558.14	52,716,676.54	20%	20%
		AMOUNT 3:	SHUMA 3:					267,054,092.38		
		4. CONCRETE AND B/A WORKS	4. PUNIME BETONI DHE B/A							
11	2.592	Cast-in-place granite hood for terrace parapet	Kapuc granllit i derdhur ne vend per parapet tarace	m3	m3	3441	15,260.57	52,511,621.37	20%	20%
12	2.130/1 a	Walls w/at = 21-30cm, h ~ 4m C 20/25	Mure b/a t = 21-30cm, h ~ 4m C 20/25	m3	m3	35789	16,058.22	574,707,635.58	20%	20%
13	2.117/1 b	Columns b/a monolithic C 25/30 h ~ 4m	Kollona b/a monolitie C 25/30 h ~ 4m	m3	m3	45780	30,884.29	1,413,882,796.20	20%	20%
14	2.574	Arch beam b/a C 25/30	Trare e arkitrare b/a C 25/30	m3	m3	25770	26,437.80	681,302,106.00	20%	20%
15	2.122/1 b	Full soles b/a C 25/30, h~4 m	Soleta te plota b/a C 25/30, h~4 m	m3	m3	78880	26,809.38	2,114,723,894.40	20%	20%
16	2.121	Belt b/a monolithic C 16/20	Breza b/a monolit C 16/20	m3	m3	6455	19,681.54	127,044,340.70	20%	20%
17	2.262/4 b	Foundation slabs, beams and foundations b/a C 25/30	Pllake themele, trare e bazamente b/a C 25/30	m3	m3	25221	12,482.91	314,831,473.11	20%	20%
		AMOUNT 4:	SHUMA 4:					5,279,003,867.36		
		5. IRON CONCRETE WORKS	5. PUNIME HEKUR BETONI							
18	2.166	FV iron periodic concrete Ø 6 - 10 mm	F V hekur betoni periodik Ø 6 - 10 mm	tone	ton	1277	127,686.50	163,055,660.50	20%	20%
19	2.166/1 a	FV iron periodic concrete Ø > 12 mm	F V hekur betoni periodik Ø > 12 mm	tone	ton	1559	123,074.87	191,873,722.33	20%	20%
		AMOUNT 5:	SHUMA 5:					354,929,382.83		
		6. WATERPROOFING AND ROOFING WORKS	6. PUNIME HIDROIZOLIMI DHE ÇATITE							
20	2.200	Cement glaze layer 1:2 t = 20 mm	Shitrese fluster cimento 1:2 t = 20 mm	m2	m2	12555	503.35	6,319,559.25	20%	20%
21	2.197	Waterproofing with bitumen emulsion and 2 k katram	Hidroizolim me emulsion bitumi dhe 2 k katrama	m2	m2	24351	1,276.77	31,090,626.27	20%	20%
22	2.209	Vertical discharge gutter with sheet metal xingat Ø 100	Ulluk shkarkimi vertikal me llamarine xingat Ø 100	ml	ml	42451	942.01	39,989,266.51	20%	20%
23	2.212	Horizontal discharge gutter with 33cm xingat sheet metal	Ulluk shkarkimi horizontal me llamarine xingat 33cm	ml	ml	15788	1,108.96	17,508,260.48	20%	20%
24	2.195	Waterproofing with emulsion and 2 bitumen	Hidroizolim me emulsion dhe 2 bitum	m2	m2	26447	640.75	16,945,915.25	20%	20%
		AMOUNT 6:	SHUMA 6:					111,853,627.76		
		7. SUBSTRATES AND LAYERS IN THE TERRITORY OF BUILDINGS	7. NENSHTRESA DHE SHITRESA NE TERRITORIN E NDERTESAVE							
25	2.258/2	Gravel layer	Shitrese zhavori	m3	m3	1050	1,956.07	2,053,873.50	20%	20%
		AMOUNT 7:	SHUMA 7:					2,053,873.50		
		8. CEILING AND PLASTERING WORKS	8. PUNIME TAVANI DHE SUVATIMI							
26	2.300	Plaster slab ~ 4 m with leader, with wing	Suva solete ~ 4 m me drejtues, me krah	m2	m2	10877	1,616.96	17,587,673.92	20%	20%
27	2.310	Plaster inside brick wall ~ 4m, with wing, mixed mortar M 25	Suva brenda mur tulle ~ 4m, me krah, llac perzier M 25	m2	m2	22205	1,052.85	23,378,534.25	20%	20%
30	2.326	Cladding with majolica tiles	Veshje me pllake majolike	m2	m2	9583	2,809.09	26,919,509.47	20%	20%
31	2.324b	Greze plinth h = 10 cm	Plintuse greze h = 10 cm	ml	ml	16687	387.80	6,471,218.60	20%	20%
32	2.302	Facade cladding with unbreakable structural glass	Veshje fasade me xham struktural i pathyeshem	m2	m2	32778	7,921.17	259,640,110.26	20%	20%
		AMOUNT 8:	SHUMA 8:					333,997,046.50		
		9. WINDOW DOOR WORKS	9. PUNIME DYER DRITEARE							
33	2.388/1	VF Interior doors with veneered tambours	V F dyer te brendeshme tamburate te rimesuara	m2	m2	12750	13,985.76	178,318,440.00	20%	20%
34	2.386/1	FV Internal armored metal doors.	F V dyer te brendeshme metalike te blinduara.	m2	m2	11244	23,180.52	260,641,766.88	20%	20%
35	2.375/2 a	Double-glazed aluminum windows.	Dritare d/alumini dyfi sh.	m2	m2	6877	11,343.49	78,009,180.73	20%	20%
36	2.373/1	PV windows d/aluminum plastic with double glazing	F V vetrare d/alumini plastike me dopio xham	m2	m2	11157	12,592.15	140,490,617.55	20%	20%
		AMOUNT 9:	SHUMA 9:					657,460,005.16		
		10. PAINTING WORKS	10. PUNIME BOJATISJE							
37	2.451	Painting with hydromats, 2 hands	lyerje me hidromat, 2 duar	m2	m2	21034	238.38	5,014,084.92	20%	20%
38	2.404/1	High quality hydroplastic paint	Boje hidroplastike cilesi e larte	m2	m2	21557	495.38	10,678,906.66	20%	20%
39	2.410/a	Balcony stair parapet with stainless steel pipes, yellow color or metallic h = 80 ~ 90 cm	Parapet shkalle e ballkone me tuba inoksi ngjyre e verdhe ose metalizato h = 80 ~ 90 cm	ml	ml	8747	6,949.06	60,783,427.82	20%	20%
40	2.410/b	Balcony stair parapet with yellow or metallic stainless steel pipes, h = 30 - 50 cm	Parapet shkalle e ballkone me tuba inoksi ngjyre e verdhe ose metalizato, h = 30 - 50 cm	ml	ml	6887	3,923.67	27,022,315.29	20%	20%
		SUM 10:	SHUMA 10:					103,498,734.69		
		11. LIGHTING INSTALLATIONS	11. INSTALIME PER NDRIÇIM							
41	2.480/2	FV plastic tube Ø 18-21mm	F.V tub plastmasi Ø 18-21mm	ml	ml	5547	177.52	984,703.44	20%	20%
42	2.480/3	FV plastic tube Ø 22-26mm	F.V tub plastmasi Ø 22-26mm	ml	ml	4544	238.55	1,083,971.20	20%	20%
43	2.480/5	FV plastic tube Ø 31-36mm	F.V tub plastmasi Ø 31-36mm	ml	ml	3447	296.90	1,023,414.30	20%	20%
44	2.481/1	PV conductor PV-500 Ø 1.5 mm2	F.V percjelles PV-500 Ø 1.5 mm2	ml	ml	8214	38.99	320,263.86	20%	20%
45	2.481/2	PV conductor PV-500 Ø 2.5 mm2	F.V percjelles PV-500 Ø 2.5 mm2	ml	ml	3654	55.85	204,075.90	20%	20%
46	2.481/3	PV conductor PV-500 Ø 4 mm2	F.V percjelles PV-500 Ø 4 mm2	ml	ml	1125	66.68	75,015.00	20%	20%
47	2.481/4	PV conductor PV-500 Ø 6 mm2	F.V percjelles PV-500 Ø 6 mm2	ml	ml	5471	98.94	541,300.74	20%	20%
48	2.482/1	FV conductive PPV Ø 2x1.5 mm2	F.V percjelles PPV Ø 2x1.5 mm2	ml	ml	4275	121.56	519,669.00	20%	20%
49	2.486	FV Portollampa norm 10 A	F.V Portollampa norm 10 A	PIECES	cope	541	298.44	161,456.04	20%	20%
50	2.487	FV Plastic derivatization	F.V Kutiderivatconi plastm	PIECES	cope	625	179.77	112,356.25	20%	20%
51	2.490/e	FV Main Automat with 24 seats	F.V Automat kryesor me 24 vende	PIECES	cope	45	2,873.27	129,297.15	20%	20%
52	2.487/a	FV plate support box 2 mod	F.V kuti suport pllaket 2 mod	PIECES	cope	248	321.83	79,813.84	20%	20%
53	2.487/b	FV plate support box 4 mod	F.V kuti suport pllaket 4 mod	PIECES	cope	347	408.96	141,909.12	20%	20%
54	2.485/b	PV bivalent socket 220V 10A 2P-T	F.V priza bivalente 220V 10A 2P-T	PIECES	cope	1190	632.17	752,282.30	20%	20%
55	2.485/d	FV universal shuko plug	F.V priza shuko universal	PIECES	cope	2577	649.85	1,674,663.45	20%	20%
56	2.485/e	PV shuko plug outside the wall 2P+T IP=54	F.V priza shuko jashte muri 2P+T IP=54	PIECES	cope	1423	912.84	1,298,971.32	20%	20%

57	2.485/1	FV Switch 1 pole 220V 10A	F.V Çeles 1 polar 220V 10A	PIECES	copë	574	593.28	340,542.72	20%	20%
58	2.485/4	PV Switch 2 poles 220V 10A	F.V Çeles 2 polar 220V 10A	PIECES	copë	431	617.35	266,077.85	20%	20%
59	2.490/d	FV Plastic cassettes KE with 12 modules (seats)	F.V Kasete plastike KE me 12 modular (vende)	PIECES	copë	542	1,976.03	1,071,008.26	20%	20%
60	2.490/1	FV Automat thermo/el.manj, differential 2P 220V, 32A, dl=0.03A	F.V Automat termo/el.manj, diferencial 2P 220V, 32A, dl=0.03A	PIECES	copë	45	4,232.28	190,452.60	20%	20%
61	2.490/1 a	FV Automat thermo/el.manj, differential 2P 220V, 10A	F.V Automat termo/el.manj, diferencial 2P 220V, 10A	PIECES	copë	44	1,238.12	54,477.28	20%	20%
62	2.490/1 b	FV Automat thermo/el.manj, differential 2P 220V, 16A	F.V Automat termo/el.manj, diferencial 2P 220V, 16A	PIECES	copë	50	1,510.70	75,535.00	20%	20%
63	2.496	FV Grounding electrode, copperized zingato profile, L=1.5m	F.V. Elektroda tokezimi, profili zingato e bakerizuar , L=1.5m	PIECES	copë	15	1,368.96	20,534.40	20%	20%
64	2.503	FV Conductor strip Zn 30x3mm	F.V. Perçielles shiriti Zn 30x3mm	ml	ml	748	1,648.47	1,233,055.56	20%	20%
65	2.464	FV Ceiling-type lighting, with fluorescent lamps 40w,	F.V. Ndricues tip plafoniere ,me llampe fluoeshente 40w,	PIECES	copë	870	2,431.44	2,115,352.80	20%	20%
66	2.465	FV Ceiling-type lighting, emergency, 1x18w, IP65	F.V. Ndricues tip plafoniere, emergjence 1x18w,IP65	PIECES	copë	810	3,068.64	2,485,598.40	20%	20%
67	2.467	FV Fluorescent ceiling light 1x18w	F.V. Ndricues tavator fluoeshente 1x18w	PIECES	copë	367	1,768.75	649,131.25	20%	20%
		SUM 11:	SHUMA 11:					17,604,929.03		
		12. HYDRO-SANITARY AND HEATING INSTALLATIONS	12. INSTALIME HIDRO-SANITARE DHE NGROHJE							
68	2.492	FV xingato pipe and connector > 1 "	F.V tub xingato dhe rakorderi > 1 "	kg	kg	678	335.39	227,394.42	20%	20%
69	2.495	FV porcelain sink	F.V lavaman porcelani	PIECES	cope	347	11,139.64	3,865,455.08	20%	20%
70	2.501	FV WC allafrenga	F.V WC allafrenga	PIECES	cope	347	19,222.42	6,670,179.74	20%	20%
71	2.514	FV floor tile Ø 40	F.V plete dyshemeje Ø 40	PIECES	cope	450	2,228.45	1,002,802.50	20%	20%
72	2.491/a	FV PPR water supply pipe d=20~25mm, Pn 25	FV Tuba e rakorderi ujesjellesi PPR d=20~25mm, Pn 25	ml	ml	1077	339.89	366,061.53	20%	20%
73	2.494/1	Bronze Saracenic FV Ø 3/4 " = 20 mm	F.V saracineska bronzi Ø 3/4 " = 20 mm	PIECES	copë	1547	1,008.73	1,560,505.31	20%	20%
74	2.215	FV boiler 80 liters, hot water	F.V bolier 80 liter, uje te ngrohte	PIECES	cope	750	14,838.25	11,128,687.50	20%	20%
75	2.516/1	FV PVC pipes and fittings	F.V Tuba e rakorderi PVC	kg	kg	4507	712.43	3,210,922.01	20%	20%
76	2.512/3	FV Bird collector 3/4" (5+5)	F.V Kolektor shpendares 3/4" (5+5)	PIECES	copë	547	18,791.83	10,279,131.01	20%	20%
77	2.523/1	FV Ribbed PVC pipes f=200 mm	F.V Tuba PVC f=200 mm te brinjezuar	ml	ml	3690	2,399.64	8,854,671.60	20%	20%
78	2.228	FV PPR fitting pipe Pn 20 f = 63 x 6.4 mm	F.V Tuba e rakorderi PPR Pn 20 f = 63 x 6.4 mm	ml	ml	5788	940.38	5,442,919.44	20%	20%
79	2.229	FV Connecting pipe PPR Pn 20 f=50x5.4 mm	F.V Tuba e rakorderi PPR Pn 20 f=50x5.4 mm	ml	ml	4679	725.86	3,396,298.94	20%	20%
80	2.230	FV PPR connection pipe Pn 16 f = 50 mm	F.V Tuba e rakorderi PPR Pn 16 f = 50 mm	ml	ml	4887	725.86	3,547,277.82	20%	20%
81	2.511	PV hydrant Ø 80 mm	F.V hidrante Ø 80 mm	PIECES	cope	250	6,355.44	1,588,860.00	20%	20%
82	2.493	FV black pipe and connector	F.V tub te zeze dhe rakorderi	kg	kg	931	497.06	462,762.86	20%	20%
		SUM 12:	SHUMA 12:					61,603,929.76		
		13. ASSEMBLY WORKS (M2)	13. PUNIME MONTIMI (M2)							
83	2.221-M	24 liter pump assembly	Montim pompe me pulmon 24 litera	PIECES	cope	15	6,205.05	93,075.75	20%	20%
		AMOUNT 13:	SHUMA 13:					93,075.75		
		14. CONCRETE AND REINFORCED CONCRETE WORKS	14. PUNIME BETONI E BETONARMEJE							
84	3.245/2	Monolithic concrete structure C 25/30 (Pilota), formwork is removed from the price value.	Struktura monolite betoni C 25/30 (Pilota) hiqet kallëpi nga vlera e cimit.	m3	m3	15477	11,871.04	183,728,086.08	20%	20%
		AMOUNT 14:	SHUMA 14:					183,728,086.08		
		15. UNLISTED DEVICES	15. PAJISJE JASHTË LISTE							
85	Pj	Elevator	Ashensor	PIECES	copë	9	10,920,000.00	98,280,000.00	20%	20%
		AMOUNT 15:	SHUMA 15:					98,280,000.00		
Amount Analysis										
Reserve Fund (3.0%)										
Analysis Amount + Reserve Fund (3.0%)										
VAT amount (20%)										
Amount including VAT										
Equipment amount (excluding VAT on sale)										
VAT amount (for equipment)										
Amount of Equipment (with VAT for sale)										
TOTAL										

Designer: ARMEDA GRAMOS, ILIR TROCI
Object: OFFICES

Date: 12-09-2024

PREVENTIVE WORKS / PREVENTIVI I PUNIMEVE

NO.	CODE	TITLE OF WORKS.	EMËRTIMI I PUNIMEVE.	Unit	NJËSIA/UNIT	QUANTITY /SASIA	PRICE WITHOUT VAT/ÇMIMI PA TVSH	VALUE WITHOUT VAT/VLEFTA PA TVSH	TV Listings	TVSH
		1. EARTH WORKS	1. PUNIME DHEU							
1	2.28	Excavation of foundation and plinth with b>2m, excavator with chain 0.25m3, unloading by car	Gërmim dheu themele e plinta me b>2m, ekskavator me zinxhir 0.25m3,shkarkimi ne auto	m3	m3	42060	232.11	9,762,546.60	20%	0.20
2	2.19a	Throwing, leveling, soil filling by hand, category IV	Hedhje,rrrafshim,mushje dheu me krah, kategoria IV	m3	m3	13321	628.84	8,376,777.64	20%	20%
3	2.37/5b	Transportation of construction materials, soil by car up to 10.0 km	Transport materiale ndertimi, dheu me auto deri 10.0 km	m3	m3	24739	467.28	11,560,039.92	20%	20%
		AMOUNT 1:	SHUMA 1:					29,699,364.16		
		2. BRICK MASONRY WORKS	2. PUNIME MURATURE TULLE							
4	2.71/1	Wall with double lightened bricks up to 8 m, L.L.P. M-15	Mur me tulla te lehtësuara dolo deri 8 m, L.L.P. M-15	m3	m3	3987	15,266.35	60,866,937.45	20%	20%
5	2.86.	Brick wall with 6 holes, t=12cm h=3m, ll perz M 15	Mur me tulla me 6 vrima, t=12cm h=3m, ll perz M 15	m3	m3	1075	15,742.38	16,923,058.50	20%	20%
		AMOUNT 2:	SHUMA 2:					77,789,995.95		
		3. LAYER WORKS 2	3. PUNIME SHITRESASH 2							
6	2.262/3	Concrete layer C 12/15	Shtrese betoni C 12/15	m3	m3	2070	13,632.88	28,220,061.60	20%	20%
7	2.264	Cement glaze layer 1:2	Shtrese lluster cemento 1:2	m2	m2	2225	491.41	1,093,387.25	20%	20%
8	2.267/1	Layers with porcelain tiles	Shtrese me pllaka porcelanat	m2	m2	2356	5,014.67	11,814,562.52	20%	20%
9	2.273/4	Layer with marble tiles t=2cm	Shtrese me pllaka mermeri t=2cm	m2	m2	2225	6,373.81	14,181,727.25	20%	20%
10	2.273/1	Layer with granite tiles t=2cm	Shtrese me pllaka granti t=2cm	m2	m2	2560	11,558.14	29,588,838.40	20%	20%
		AMOUNT 3:	SHUMA 3:					84,898,577.02		
		4. CONCRETE AND B/A WORKS	4. PUNIME BETONI DHE B/A							
11	2.592	Cast-in-place granite hood for terrace parapet	Kapuç granll i dërdhur ne vend per parapet tarace	m3	m3	2510	15,260.57	38,304,030.70	20%	20%
12	2.130/1 a	Walls w/at = 21-30cm, h ~ 4m C 20/25	Mure b/a t = 21-30cm, h ~ 4m C 20/25	m3	m3	835	16,058.22	13,408,613.70	20%	20%
13	2.117/1 b	Columns b/a monolithic C 25/30 h ~ 4m	Kollona b/a monolitë C 25/30 h ~ 4m	m3	m3	7520	30,884.29	232,249,860.80	20%	20%
14	2.574	Arch beam b/a C 25/30	Trare e arkitrare b/a C 25/30	m3	m3	8752	26,437.80	231,383,625.60	20%	20%
15	2.122/1 b	Full soles b/a C 25/30, h~4 m	Soleta te plota b/a C 25/30, h~4 m	m3	m3	15730	26,809.38	421,711,547.40	20%	20%
16	2.121	Belt b/a monolithic C 16/20	Breza b/a monolitë C 16/20	m3	m3	1040	19,681.54	20,468,801.60	20%	20%
17	2.262/4 b	Foundation slabs, beams and foundations b/a C 25/30	Pllake themeli, trare e bazamente b/a C 25/30	m3	m3	3560	12,482.91	44,439,159.60	20%	20%
		AMOUNT 4:	SHUMA 4:					1,001,965,639.40		
		5. IRON CONCRETE WORKS	5. PUNIME HEKUR BETONI							
18	2.166	FV iron periodic concrete Ø 6 - 10 mm	F V hekur betoni periodik Ø 6 - 10 mm	tone	ton	1080	127,686.50	137,901,420.00	20%	20%
19	2.166/1 a	FV iron periodic concrete Ø > 12 mm	F V hekur betoni periodik Ø > 12 mm	tone	ton	1235	123,074.87	151,997,464.45	20%	20%
		AMOUNT 5:	SHUMA 5:					289,898,884.45		
		6. WATERPROOFING AND ROOFING WORKS	6. PUNIME HIDROIZOLIMI DHE ÇATITE							
20	2.200	Cement glaze layer 1:2 t = 20 mm	Shtrese lluster cemento 1:2 t = 20 mm	m2	m2	974	503.35	490,262.90	20%	20%
21	2.197	Waterproofing with bitumen emulsion and 2 k katram	Hidroizolim me emulsion bitumi dhe 2 k katrama	m2	m2	842	1,276.77	1,075,040.34	20%	20%
22	2.209	Vertical discharge gutter with sheet metal xingat Ø 100	Ulluk shkarkimi vertikal me llamarine xingat Ø 100	ml	ml	988	942.01	930,705.88	20%	20%
23	2.212	Horizontal discharge gutter with 33cm xingat sheet metal	Ulluk shkarkimi horizontal me llamarine xingat 33cm	ml	ml	1260	1,108.96	1,397,289.60	20%	20%
24	2.195	Waterproofing with emulsion and 2 bitumen	Hidroizolim me emulsion dhe 2 bitum	m2	m2	950	640.75	608,712.50	20%	20%
		AMOUNT 6:	SHUMA 6:					4,502,011.22		
		7. SUBSTRATES AND LAYERS IN THE TERRITORY OF BUILDINGS	7. NENSHTRESA DHE SHITRESA NE TERRITORIN E NDETESAVE							
25	2.258/2	Gravel layer	Shtrese zhavori	m3	m3	1050	1,956.07	2,053,873.50	20%	20%
		AMOUNT 7:	SHUMA 7:					2,053,873.50		
		8. CEILING AND PLASTERING WORKS	8. PUNIME TAVANI DHE SUVATIMI							
26	2.300	Plaster slab ~ 4 m with leader, with wing	Suva solete ~ 4 m me drejtues, me krah	m2	m2	1865	1,616.96	3,015,630.40	20%	20%
27	2.310	Plaster inside brick wall ~ 4m, with wing, mixed mortar M 25	Suva brenda mur tulle ~ 4m, me krah, llac perzier M 25	m2	m2	2205	1,052.85	2,321,534.25	20%	20%
28	2.334	The usual facade plaster brick wall over 8m high	Suva e zakonshme fasade mur tulle mbi 8m lartesi	m2	m2	1862	1,570.27	2,923,842.74	20%	20%
29	2.308/a	Plastering with graffiti h > 4 m	Suvatim me grafito h > 4 m	m2	m2	2578	1,681.12	4,333,927.36	20%	20%
30	2.326	Cladding with majolica tiles	Veshje me pllake majolitke	m2	m2	1583	2,809.09	4,446,789.47	20%	20%
31	2.324b	Greze plinth h = 10 cm	Plintuse greze h = 10 cm	ml	ml	1687	387.80	654,218.60	20%	20%
32	2.302	Facade cladding with unbreakable structural glass	Veshje fasade me xham struktural i pathyeshem	m2	m2	4281	7,921.17	33,910,528.77	20%	20%
		AMOUNT 8:	SHUMA 8:					51,606,471.59		
		9. WINDOW DOOR WORKS	9. PUNIME DYER DRITARE							
33	2.388/1	VF interior doors with veneered tambours	V F dyer te brendeshme tamburate te rimesuara	m2	m2	877	13,985.76	12,265,511.52	20%	20%
34	2.386/1	FV internal armored metal doors.	F V dyer te brendeshme metalike te blinduara.	m2	m2	864	23,180.52	20,027,969.28	20%	20%
35	2.375/2 a	Double-glazed aluminum windows.	Dritare d/alumini dyfi xh.	m2	m2	905	11,343.49	10,265,858.45	20%	20%
36	2.373/1	PV windows d/aluminum plastic with double glazing	F V vetrare d/alumini plastike me dolo xham	m2	m2	577	12,592.15	7,265,670.55	20%	20%
		AMOUNT 9:	SHUMA 9:					49,825,009.80		
		10. PAINTING WORKS	10. PUNIME BOJATISJE							
37	2.451	Painting with hydromats, 2 hands	Lyerje me hidromat, 2 duar	m2	m2	1657	238.38	394,995.66	20%	20%
38	2.404/1	High quality hydroplastic paint	Boje hidroplastike cilesi e larte	m2	m2	1998	495.38	989,769.24	20%	20%
39	2.410/a	Balcony stair parapet with stainless steel pipes, yellow color or metallic h = 80 ~ 90 cm	Parapet shkalle e ballkone me tuba inoksi ngjyre e verdhe ose metalizato h = 80 ~ 90 cm	ml	ml	1268	6,949.06	8,811,408.08	20%	20%
40	2.410/b	Balcony stair parapet with yellow or metallic stainless steel pipes, h = 30 - 50 cm	Parapet shkalle e ballkone me tuba inoksi ngjyre e verdhe ose metalizato, h = 30 - 50 cm	ml	ml	1274	3,923.67	4,998,755.58	20%	20%
		SUM 10:	SHUMA 10:					15,194,928.56		
		11. LIGHTING INSTALLATIONS	11. INSTALTIME PER NDRICIM							
41	2.480/2	FV plastic tube Ø 18-21mm	F.V tub plastmasi Ø 18-21mm	ml	ml	1872	177.52	332,317.44	20%	20%
42	2.480/3	FV plastic tube Ø 22-26mm	F.V tub plastmasi Ø 22-26mm	ml	ml	1491	238.55	355,678.05	20%	20%
43	2.480/5	FV plastic tube Ø 31-36mm	F.V tub plastmasi Ø 31-36mm	ml	ml	1765	296.90	524,028.50	20%	20%
44	2.481/1	PV conductor PV-500 Ø 1.5 mm2	F.V perçjelles PV-500 Ø 1.5 mm2	ml	ml	1527	38.99	59,537.73	20%	20%
45	2.481/2	PV conductor PV-500 Ø 2.5 mm2	F.V perçjelles PV-500 Ø 2.5 mm2	ml	ml	1279	55.85	71,432.15	20%	20%
46	2.481/3	PV conductor PV-500 Ø 4 mm2	F.V perçjelles PV-500 Ø 4 mm2	ml	ml	1565	66.68	104,354.20	20%	20%
47	2.481/4	PV conductor PV-500 Ø 6 mm2	F.V perçjelles PV-500 Ø 6 mm2	ml	ml	1055	98.94	104,381.70	20%	20%
48	2.482/1	FV conductive PPV Ø 2x1.5 mm2	F.V perçjelles PPV Ø 2x1.5 mm2	ml	ml	1543	121.56	187,567.08	20%	20%
49	2.486	FV Portollampa norm 10 A	F.V Portollampa norm 10 A	PIECES	cope	233	298.44	69,536.52	20%	20%
50	2.487	FV Plastic derivatization	F.V Kutiderivatizoni plastm	PIECES	cope	247	179.77	44,403.19	20%	20%
51	2.490/e	FV Main Automat with 24 seats	F.V Automat kryesor me 24 vende	PIECES	cope	85	2,873.27	244,227.95	20%	20%
52	2.487/a	FV plate support box 2 mod	F.V kuti suport pllaket 2 mod	PIECES	cope	145	321.83	46,665.35	20%	20%
53	2.487/b	FV plate support box 4 mod	F.V kuti suport pllaket 4 mod	PIECES	cope	170	408.96	69,523.20	20%	20%
54	2.485/b	PV bivalent socket 220V 10A 2P-T	F.V priza bivalente 220V 10A 2P-T	PIECES	cope	290	632.17	183,329.30	20%	20%
55	2.485/d	FV universal shuko plug	F.V priza shuko universal	PIECES	cope	317	649.85	206,002.45	20%	20%

56	2.485/e	PV shuko plug outside the wall 2P+T IP=54	F.V priza shuko jashte murit 2P+T IP=54	PIECES	cope	268	912.84	244,641.12	20%	20%
57	2.485/1	FV Switch 1 pole 220V 10A	F.V Çeles 1 polar 220V 10A	PIECES	cope	155	593.28	91,958.40	20%	20%
58	2.485/4	PV Switch 2 poles 220V 10A	F.V Çeles 2 polar 220V 10A	PIECES	cope	255	617.35	157,424.25	20%	20%
59	2.490/d	FV Plastic cassettes KE with 12 modules (seats)	F.V Kasete plastike KE me 12 modular (vende)	PIECES	cope	175	1,976.03	345,805.25	20%	20%
60	2.490/1	FV Automat thermo/el.manj. diferencial 2P 220V, 32A, dl=0.03A	F.V Automat termo/el.manj. diferencial 2P 220V, 32A, dl=0.03A	PIECES	cope	15	4,232.28	63,484.20	20%	20%
61	2.490/1 a	FV Automat thermo/el.manj. diferencial 2P 220V, 10A	F.V Automat termo/el.manj. diferencial 2P 220V, 10A	PIECES	cope	8	1,238.12	9,904.96	20%	20%
62	2.490/1 b	FV Automat thermo/el.manj. diferencial 2P 220V, 16A	F.V Automat termo/el.manj. diferencial 2P 220V, 16A	PIECES	cope	10	1,510.70	15,107.00	20%	20%
63	2.496	FV Grounding electrode, copperized zingato profile, L=1.5m	F.V Elektroda tokezimi, profil zingato e bakerizuar , L=1.5m	PIECES	cope	5	1,368.96	6,844.80	20%	20%
64	2.503	FV Conductor strip Zn 30x3mm	F.V. Percjelles shirit Zn 30x3mm	ml	ml	365	1,648.47	601,691.55	20%	20%
65	2.464	FV Ceiling-type lighting, with fluorescent lamps 40w,	F.V. Ndricues tip plafoniere ,me llampe fluoeshente 40w,	PIECES	cope	130	2,431.44	316,087.20	20%	20%
66	2.465	FV Ceiling-type lighting, emergency, 1x18w, IP65	F.V. Ndricues tip plafoniere, emergjence,1x18w,IP65	PIECES	cope	135	3,068.64	414,266.40	20%	20%
67	2.467	FV Fluorescent ceiling light 1x18w	F.V. Ndricues tavanor fluoeshente 1x18w	PIECES	cope	145	1,768.75	256,468.75	20%	20%
		SUM 11:	SHUMA 11:					5,126,668.69		
		12. HYDRO-SANITARY AND HEATING INSTALLATIONS	12. INSTALTIME HIDRO-SANITARE DHE NGROHJE							
68	2.492	FV xingato pipe and connector > 1 "	F.V tub xingato dhe rakorderi > 1 "	kg	kg	143	335.39	47,960.77	20%	20%
69	2.495	FV porcelain sink	F.V lavaman porcelani	PIECES	cope	315	11,139.64	3,508,986.60	20%	20%
70	2.501	FV WC allafrenja	F.V WC allafrenja	PIECES	cope	320	19,222.42	6,151,174.40	20%	20%
71	2.514	FV floor tile Ø 40	F.V piletë dyshemeje Ø 40	PIECES	cope	320	2,228.45	713,104.00	20%	20%
72	2.491/a	FV PPR water supply pipe d=20~25mm, Pn 25	F.V Tuba e rakorderi utesjellesi PPR d=20~25mm, Pn 25	ml	ml	389	339.89	132,217.21	20%	20%
73	2.494/1	Bronze Saracenic FV Ø 3/4 " = 20 mm	F.V saracineska bronzi Ø 3/4 " = 20 mm	PIECES	cope	682	1,008.73	687,953.86	20%	20%
74	2.215	FV boiler 80 liters, hot water	F.V boiler 80 liter, uje te ngrohte	PIECES	cope	570	14,838.25	8,457,802.50	20%	20%
75	2.516/1	FV PVC pipes and fittings	F.V Tuba e rakorderi PVC	kg	kg	587	712.43	418,196.41	20%	20%
76	2.512/3	FV Bird collector 3/4" (5+5)	F.V Kolektor shpendares 3/4" (5+5)	PIECES	cope	315	18,791.83	5,919,426.45	20%	20%
77	2.523/1	FV Ribbed PVC pipes f=200 mm	F.V Tuba PVC f=200 mm te brinjezuar	ml	ml	2690	2,399.64	6,455,031.60	20%	20%
78	2.228	FV PPR fitting pipe Pn 20 f = 63 x 6.4 mm	F.V Tuba e rakorderi PPR Pn 20 f = 63 x 6.4 mm	ml	ml	1960	940.38	1,843,144.80	20%	20%
79	2.229	FV Connecting pipe PPR Pn 20 f=50x5.4 mm	F.V Tuba e rakorderi PPR Pn 20 f=50x5.4 mm	ml	ml	1750	725.86	1,270,255.00	20%	20%
80	2.230	FV PPR connection pipe Pn 16 f= 50 mm	F.V Tuba e rakorderi PPR Pn 16 f= 50 mm	ml	ml	1500	725.86	1,088,790.00	20%	20%
81	2.511	PV hydrant Ø 80 mm	F.V hidrante Ø 80 mm	PIECES	cope	120	6,355.44	762,652.80	20%	20%
82	2.493	FV black pipe and connector	F.V tub te zeze dhe rakorderi	kg	kg	355	497.06	176,456.30	20%	20%
		SUM 12:	SHUMA 12:					37,633,152.70		
		13. ASSEMBLY WORKS (M2)	13. PUNIME MONTIMI (M2)							
83	2.221-M	24 liter pump assembly	Montim pompe me pulmon 24 litera	PIECES	cope	8	6,205.05	49,640.40	20%	20%
		AMOUNT 13:	SHUMA 13:					49,640.40		
		14. CONCRETE AND REINFORCED CONCRETE WORKS	14. PUNIME BETONI E BETONARMJE							
84	3.245/2	Monolithic concrete structure C 25/30 (Pila). formwork is removed from the price value.	Struktura monolite betoni C 25/30 (Pila) hiqet kallesi nga vlera e cimit.	m3	m3	843	11,871.04	10,007,286.72	20%	20%
		AMOUNT 14:	SHUMA 14:					10,007,286.72		
		15. UNLISTED DEVICES	15. PAJISJE JAShte LISTE							
85	PI	Elevator	Ashensor	PIECES	cope	5	10,920,000.00	54,600,000.00	20%	20%
		AMOUNT 15:	SHUMA 15:					54,600,000.00		
Amount Analysis								1,660,251,504.16		
Reserve Fund (3.0%)								49,807,545.12		
Analysis Amount + Reserve Fund (3.0%)								1,710,059,049.28		
VAT amount (20%)								342,011,809.86		
Amount including VAT								2,052,070,859.14		
Equipment amount (excluding VAT on sale)								0.00		
VAT amount (for equipment)								0.00		
Amount of Equipment (with VAT for sale)								54,600,000.00		
TOTAL								2,106,670,859.14		



Appendix: Team Profile



Professor Sir Peter Cook

AADipl, RA, RIBA, ARB, ACH, RAIA, BDA, FRCA, Royal Gold Medal

Profile

Founding partner | Director | Architect

Professor Sir Peter Cook RA, founder of Archigram, former Director the Institute for Contemporary Art, London (the ICA) and Bartlett School of Architecture at University College, London has been a pivotal figure within the global architectural world for over half a century. His ongoing contribution to architectural innovation was recognised via the conferral of an honorary doctorate in April 2010 by the Lund University, Sweden. Peter's achievements with radical experimentalist group Archigram have been the subject of numerous publications and public exhibitions and were recognised by the Royal Institute of British Architects in 2002, when members of the group were awarded the RIBA's highest award, the Royal Gold Medal.

In 2007, Peter was knighted by the Queen for his services to architecture. He is also a Royal Academician and a Commandeur de l'Ordre des Arts et Lettres of the French Republic. Peter is currently a Senior Fellow of the Royal College of Art, London. His professorships include those of the Royal Academy, University College London and the Hochschule fur Bildende Kunste (Staedelschule) in Frankfurt-Main, Germany.

Peter has from the very beginning made waves in architectural circles, however, it was with the construction of his Art Museum in Graz, Austria (the Kunsthaus) that his work was brought to a wider public. A process that continued with the completion of the Vienna Business and Economics University's new Departments of Law and Central Administration Buildings, the Abedian School of Architecture in Australia's Bond University, the Drawing Studio and recently completed Innovation Studio for Arts University Bournemouth. Peter has also built in Osaka, Nagoya, Berlin, Frankfurt and Madrid.

Peter has also partnered with Populous and HOK as a design consultant for large scale masterplans and stadiums. One such notable project is the 2012 London Olympics Main Stadium.

Peter's continuing work as a lecturer of considerable renown makes him a familiar voice within cultural institutions around the world, where many have enjoyed an opportunity to hear Peter expound (among other subjects) upon his love affair with the slithering, the swarming and the spooky.

Awards | Qualifications

- Knighted in Queen's Honours' list
- Title of the Royal Academy of Arts. Royal Academician (RA)
- Honorary Doctorate of Technology, Lund University, Sweden
- Royal Institute of British Architects (RIBA)
- Architects Registration Board (ARB)
- Architektenkammer Hessen (ACH)
- Australian Institute of Architects (RAIA)
- Master's degree in architecture, Architectural Association, London

Relevant projects

2010 – 2013 | Educational

Department of Law and Central Administration Vienna University of Business and Economics

Role: Design Director
BUA: 2,500 m²

The two buildings intertwine with the cheerful rounded corners of the coffee shop and the students' common room to greet the visitor. A series of terraced garden-decks form the roof of the Law Library and connect the open spaces of the central court of the University with the Prater Gardens. There are passages under the body of the building that reinforce this connection.



2009 – 2011 | Educational

Abedian School of Architecture, Queensland, Australia

Role: Project Architect and Lead Designer
RIBA: Stage 0-7

The sociology of small, intimate groups within institutions, the value of casual overlay, the importance of the non-curricula moments – as well as a 'sense of theatre' runs through the project. As befits a hot and sometimes sticky climate, the building is airy and folds over upon itself in a series of fan-like roofs and slits.



2007 – 2011 | Cultural & Civic + Museum

Kunsthaus Graz

Role: Design Director
BUA: 11,100 m²

The Kunsthaus Graz is an iconic building that was commissioned to celebrate Graz's role as European City of Culture in 2003, the building's design reflects the city's experimental architecture. It stands out among the baroque pitched roofs, while still being friendly to people. Its internal organization is flexible, allowing it to fit many needs.



2012 | Residential

Vallecas Housing

Role: Design Director

The area of Vallecas on the south-eastern edge of Madrid is being developed towards an eventual population of 100,000. Together with the office of Salvador Perez arroyo, we have designed a social housing block to provide 97 apartments and a small group of shops and kiosks at street level.



2019 – 2021 | Educational

Innovation Studio

Role: Design Director
RIBA: Stage 0-5

The detail of the architecture makes particular reference to the self-identification of the groups within: deliberately offering each group a differently shaped window from the next and a series of 'eyelid' shutters with which a group can signal its mood of privacy or exposure.





Branko Belaćević

M.Arch.

Profile

Founding partner | Director | Architect

Branko has more than 15 years of experience in architecture and urban design, both practical and academic, gained through working or lecturing and mentoring at several bureaus and schools of architecture. His interests range from researching topics such as methodological transcriptions of social constructs in built space to the performative art of body movement in relation to space. His work has been awarded several national and international architectural prizes, while his art performances have been publicly exhibited and published.

His academic work and published texts have dealt with topics such as participation, urban rhythmic, production of social space and transcription as methodology in architecture. He has been selected for several national and international juries on architectural competitions and prizes, the last of which as a national nominator for the Mies Van der Rohe prize and juror for the Serbian national prize in architecture. He has participated in organizing several international scientific conferences and was the curator of the first Tirana Architecture Week as well as an invited editor of the scientific journal A+P.

Branko leads the architectural portfolio as a managing and design director, with successful projects across Europe, China, and the Middle East.

Awards | Qualifications

- MATRA Certification in Urban Planning, Spatial Planning and Land Management,
- IHS Erasmus Rotterdam and Co-Plan Institute, Netherlands / Albania
- Master of Architecture, Faculty of Architecture, University of Belgrade, Serbia

Relevant projects

2021 – Ongoing | Mixed-use + Cultural & Civic

NEOM The Line Vertical Urbanism concept review and pre-concept design

Role: Project Architect / Creative Lead
BUA: 6,4 mil m²
Estimated Project Value: 35 billion

Innovative, ground-breaking architectural concept detailing mixed use development with a financial hub, and hotel components arranged around vibrant pulse area, being in a heart of the vertical city.



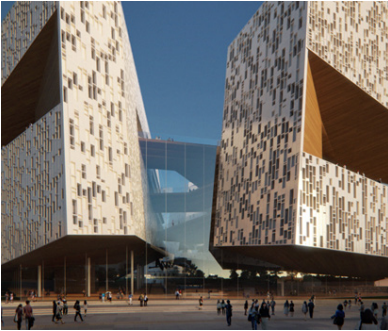
2019 – 2022 | Cultural & Civic

Nanjing Library & Cultural Centre, Nanjing, China

In alliance with Snøhetta

Role: Design Director
BUA: 120,700 m²
Contract value: 27 mill NOK

Winner of international competition for cultural centre and library. The new buildings are under development in an existing cultural area containing the Civic Center and Park.



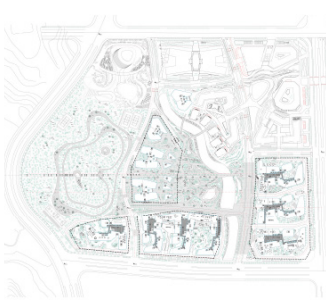
2017 | Mixed-use + Cultural & Civic

Lishui Science Park, Nanjing, China

In alliance with Peter Pran Architects

Role: Project Architect
BUA: 251,955 m²

Masterplan. The new building of Lishui Science Park is based on the vision that it should be a great workplace for the future with an emphasis on research, innovation and environmentally friendly solutions. Both research and innovation require interaction between people, and the structure facilitates this at all levels; within the park as a whole, within each building, on each floor level and in all work units.



2014 - 2016 | Cultural & Civic

Hegnhuset Memorial & Learning Centre

Role: Project Architect
BUA: 580 m²

Main design of the Kolubara Hall and Customs warehouse, Baroševac, Serbia and the Kolubara Water Treatment Plant.



2019 – 2020 | Hospitality & Residential

Kobberhaughytta, Oslo, Norway

Role: Project Architect
BUA: 1,923 m²
Contract Value: 2 mill NOK

Rehabilitation and rebuilding of the listed Kobberhaughytta tourist lodge, as well as the construction of a new lodging building for accommodation and a new manager's residence for employees, completed in January 2020. The listed main building is a venerable and magnificent institution in the Oslo forest and carries a special and clear cultural heritage.





Stuart Piercy

Dip Arch ARB RIBA FRSA

Profile

Founding Director | Architect

Stuart is the Founding Director of Piercy&Company, a distinguished design firm based in Camden that employs over 80 architects, designers, and creatives. With a collaborative and research-driven approach, Piercy&Co is renowned for its diverse portfolio, spanning large-scale commercial, cultural, and residential buildings, as well as bespoke furniture. The firm's reputation for tailored design has secured prestigious commissions from clients such as Faber&Faber, Chanel, and the Boston Consulting Group.

A committed advocate for sustainable design, Stuart attracts ambitious clients like Argent, British Land, Derwent, and The Crown Estate. His leadership recently led to the approval of London's largest full-timber office structure for Global Holdings, setting new benchmarks in sustainable, net-zero architecture.

Stuart is a Fellow of the Royal Society of Arts and has garnered national and international acclaim for his work. An active educator and lecturer, Stuart has taught extensively across the UK and Europe and is currently a Diploma Unit Master at the University of Westminster. His academic involvement informs Piercy&Co's ethos of 'designing through making,' continually invigorating the studio's innovative approach.

Stuart also contributes to the architectural community as a member of the Islington Design Review Panel, offering guidance at early stages of the design process. He is frequently involved in architectural judging panels and advisory groups.

Under Stuart's direction, Piercy&Company has evolved over the past fifteen years, growing in both scale and ambition. The studio's buildings, influenced by the British Arts & Crafts tradition, emphasize materiality and expressive architectural forms. Notable projects include residential schemes for Argent and Helical Bar, and civic projects like the redevelopment of Camden Lock Market and Drayton Green Church.

Before founding Piercy&Company in 2001, Stuart was instrumental in major infrastructure projects at Grimshaw, including the Airside Centre at Zurich Airport, the Eden Project in Cornwall, and the Berlin Stock Exchange. His extensive experience and visionary leadership continue to drive the studio's success and innovation in the architectural field.

Awards | Qualifications

- Royal Institute of British Architects (RIBA)
- Architects Registration Board (ARB - no. 062553A)
- Master's Degree in Architecture, National University of Singapore
- Fellow of the Royal Society of Arts

Relevant projects

2020 - Ongoing | New Build, Workspace, HQ

38 Berkeley Square

Role: Architect
Size: 136,000 Sq Ft

Constructed with a hybrid structure of mass-timber and steel frame the scheme is the tallest constructed mass timber office post-Grenfell. Innovative hybrid steel and exposed cross-laminated timber frame, significantly reducing its carbon footprint It has a Breeam outstanding rating and is Fsc certified.

Fashion House Chanel have signed a 20 year lease on the building for their London HQ.



2019 - Completion Q4 2024 | Workspace, Deep Retrofit

One Millennium Bridge

Role: Architect
Size: 293,586 Sq Ft

One Millennium Bridge is a transformational back-to-frame retrofit in the foreground of one of London's iconic buildings - St Paul's. The project is currently on site and completion is expected Q4 2024. The architectural response draws upon the site's rich context - the dockside heritage of the River Thames to the south and the English Baroque architectural context of St Paul's and St Mary Somerset to the north - whilst resolving complex infrastructure issues and prioritising high levels of sustainability, including the retention of 70% of the existing structural frame. There is a publicly accessible roof garden overlooking London.



2022 - Ongoing | Workspace, Retrofit

1 Appold Street

Role: Architect
Size: 558,314 Sq Ft

1 Appold Street is the dramatic repositioning of the 1980's Seifert & Partners postmodern office building in Broadgate for British Land. It is one of the largest, most complex and environmentally ambitious deep-retrofit schemes that the studio has undertaken, doubling the area of the existing building while retaining 75% of the existing sub/superstructure. Gently curving facades address key views and approaches from Appold Street, Exchange Square and Sun Street Passage. The redevelopment seeks to dramatically improve the building's relationship with the public realm.



Completed 2024 | Mixed-use + Residential

King's Cross R8

Role: Architect
Size: 242,000 Sq Ft (Total)

A mixed-use hub offers 72 affordable socially rented apartments and various workspaces, meeting rooms, and event spaces to support local businesses and residents. Two eleven-storey buildings—one residential and one for workspace—sit atop a two-storey small business hub, which connects them at the lower level, alongside a ground floor retail unit and a podium-level garden.





Guy Woodhouse

BArch MArch, ARB, RIBA

Profile

Studio Director | Architect

Guy joined Piercy&Company in 2012. He was promoted to associate in 2018, and studio director in 2022. He has expertise in leading large-scale residential, commercial, and mixed use developments, and in working collaboratively alongside other design professionals as part of strategic master-plans and place-making projects. He has played a key role in the successful design and delivery of a range of projects for the studio.

Guy is leading Regent Quarter at King's Cross for Endurance Land and Nan Fung. The heritage and public-realm led masterplan for the 3.5 acre site is part of the client's ten-year vision to revitalise the estate and create a vibrant new urban quarter for London. Phase 2 is currently underway to extend and refurbish three existing buildings - Jahn Court, Times House and Laundry Buildings - to create a trio of new life science buildings for London's Knowledge Quarter.

Guy was project lead for two residential buildings at Harrow View East for Barratt London, and a series of market and affordable residential buildings for Phases 3 and 5 of East Wick & Sweetwater at the Queen Elizabeth Olympic Park for Balfour Beatty and Places for People. Other projects include Skipton House - a sustainable refurbishment and extension of an existing office building for London&Regional, North Kensington Library - a new civic building for the Royal Borough of Kensington and Chelsea, and Two Tabernacle Street - a RIBA award-winning office building in Islington for Durley Investment Corporation.

Guy is a graduate of the Cambridge Institute of Sustainability in Leadership for the Built Environment. He is helping to lead the studio's efforts to engage with issues around sustainability and resilience, including the organisation of internal training and expert design clinics, continued review of internal design strategies and progressing the studio's applications for UKGBC Net Zero and Science-based Targets accreditation.

Guy leads Piercy&Company's cultural programme of events and invited lectures. This recently culminated in staging 'Supermodels', an exhibition of innovative architectural models that sought to engage architectural ideas with a wider audience. It received extensive coverage in both national and international design press.

Outside of his professional work he has exhibited work at arts festivals both in the UK and abroad, and has been an invited design critic at the Bartlett School of Architecture, Harvard Graduate School of Design, the University for the Creative Arts, and the SEA, Cape Town.

Awards | Qualifications

- Royal Institute of British Architects (RIBA)
- Architects Registration Board (ARB - no. 082220E)
- Master's Degree in architecture, Bartlett School of Architecture
- Graduate of Cambridge Institute of Sustainability

Relevant projects

2023 - Ongoing | New Build, Residential/ Mixed-Use

Canada Water

Role: Architect
Size: 290,000 Sq Ft

A 40-storey residential tower, 240 residential units with mixed commercial uses at podium level. A landmark building for a new masterplan in South London. Podium contains commercial and hospitality uses that connect the building into the wider public realm.



2020 - Ongoing | Masterplan, Life Science, Workspace

Regent Quarter

Role: Architect
Size: 3.5 Acre Site

A collaboration between Endurance Land, Piercy&Company and Publica, Regent Quarter is a 3.5 acre site in King's Cross, located in close proximity to the recently rejuvenated railway station. A sensitive context, located within a conservation area, and containing a number of listed buildings, the challenge was to unlock a promising, yet currently under-utilized pair of urban blocks to create a new urban quarter for London.



2019 - Ongoing | Workspace, Retrofit

Skipton House

Role: Architect
Size: 536, 663 Sq Ft

An emphasis on sustainability and adaptive re-use led to the strategy of retaining six of the current seven storey steelwork structure and using this to support a six floor steel and cross laminated timber extension. The architecture reflects this structural stratification, with a raw and industrial aesthetic contrasted with warmer toned elements and tactile surfaces. The 280,000 sqft uplift in area will allow the building to contribute 490,000 sqft of workspace to Elephant and Castle. The large work floors have been flexibly designed to accommodate both large and small businesses, and a triple height garden on the 7th floor provides a generous and distinctive amenity space to the building, with dramatic views over London.



Completed 2024 | Mixed-use + Residential

King's Cross R8

Role: Architect
Size: 242,000 Sq Ft (Total)

A mixed-use hub offers 72 affordable socially rented apartments and various workspaces, meeting rooms, and event spaces to support local businesses and residents. Two eleven-storey buildings—one residential and one for workspace—sit atop a two-storey small business hub, which connects them at the lower level, alongside a ground floor retail unit and a podium-level garden.





Yannis Halkiopoulos

BArch MArch, ARB

Profile

Associate | Architect

Yannis is a highly accomplished architect, recognised for his academic excellence, having graduated with First Class Honours for his Part I and a Distinction for his Part II studies at the University of Westminster. His thesis project, *"Brooklyn Cooperative"*, was awarded a Commendation by the RIBA Presidents' Medals and was exhibited at the Royal Academy Summer Exhibition in 2015.

Since joining Piercy&Company in 2014, Yannis has been a key creative force within the studio, overseeing design across the office and leading multiple high-profile projects and competitions. Currently, he is one of the lead creatives at Piercy&Company, where he has played pivotal roles in cutting-edge developments, including the innovative XYLO a 97,000 sq ft all-timber structure on Grays Inn Road and the 135,000 sq ft new-build office on Berkeley Square for Chanel.

In addition to his project leadership, Yannis played a significant role in the design and coordination of the Drury Lane residential scheme for Helical Bar and the East Wick & Sweetwater development, a major mixed-use project delivering 1,500 new homes as part of the Olympic Park redevelopment for Places for People and Balfour Beatty. His work at Piercy&Company demonstrates his expertise in sustainable architecture, heritage sites, and digital fabrication—a focus he explored through research at Grymsdyke Farm.

Beyond his project commitments, Yannis has taught at renowned institutions such as The Bartlett School of Architecture, the University of Greenwich, and the University of Westminster, further contributing to the next generation of architects. He continues to advance the practice's implementation of BIM across large-scale developments. His passion for innovative design and technical excellence continues to shape Piercy&Company's creative direction.

Awards | Qualifications

- Architects Registration Board (ARB no. 090507K)
- Master's Degree in architecture, University of Westminster
- RIBA Presidents' Medal Commendation

Relevant projects

2023 - Ongoing | New Build, Residential/ Mixed-Use

Canada Water

Role: Architect
Size: 290,000 Sq Ft

A 40-storey residential tower, 240 residential units with mixed commercial uses at podium level. A landmark building for a new masterplan in South London. Podium contains commercial and hospitality uses that connect the building into the wider public realm.



2020 - Ongoing | New Build, Workspace, HQ

38 Berkeley Square

Role: Architect
Size: 136,000 Sq Ft

Balancing the historic context with an ambition for a beautiful, sustainable and humane workspace drove the thinking for this building from the inside out. This is articulated through light filled workspaces, natural materials and triple aspect views onto terraced gardens and over the historic roofscapes of Mayfair.

Fashion House Chanel have signed a 20 year lease on the building for their London HQ.



2023 - Ongoing | Workspace, New Build

XYLO

Role: Architect
Size: 97,000 Sq Ft

Piercy&Company was commissioned by Global Holdings to redevelop and future proof the site of the former Holborn Town Hall on the south-east corner of Gray's Inn Road and Clerkenwell Road.

An innovative 97,000 sq ft all-timber structure has been designed by Piercy&Company to include eight floors of bright, light workspace, a communal roof terrace and yoga deck, and five landscaped terraces with city views. A restaurant at ground level will bring occupants and locals together, while a fully equipped active commuting hub will promote green travel to and from the building.



2018 - Q4 2024 | Mixed Use, Co-working, Hotel & Residential

Vine Hill

Role: Designer
Size: 38,817 Sq Ft

This complex scheme in the heart of Clerkenwell (LB Camden) combines a 146 room hotel and new affordable housing block, supported by the sensitive refurbishment and extension of a Victorian Ragged School building.

The eight storey hotel features a contemporary, but heavily textured, deep facade of folding case masonry piers. This play of shadows, angles, glass and pigmented stone is set against a view of the Ragged School's historic and distinctive crenelated tower, which itself acts as a pivot for a series of new publicly accessible external courtyards inspired by Clerkenwell's many tightly knit streets and alleys.





Edoardo Tibuzzi

DIPL. ING.

Profile

Design Director | Engineer

With considerable experience in his native Italy and in the UK, Edoardo specialises in complex design and leads our applied research team. His portfolio includes Gardermoen Airport in Oslo Norway, The Vessel, a complex, high-profile collaboration with Heatherwick studio in New York, the Heydar Aliyev Museum in Baku, with Zaha Hadid Architects and the Bloomberg Headquarters with F+P.

Edoardo offers 22 years’ experience. He’s the director of our computational design team and the co-director of our bioclimatic design team. And he also oversees all of AKT II’s design-technology R&D. He’s led our structural design for many relevant projects.

His skills and knowledge in sustainable design, composite structures and seismic and structural dynamics has led to Edoardo’s key leading role in numerous complex projects such as Gardermoen Airport in Oslo utilising timber to drive sustainability and change it with: In Central Bank of Iraq with Zaha Hadid Architects, Edoardo led the team to employ innovative computational techniques to unify the structural solution with the project’s complex architectural geometry and functional requirement. At 2150 Lake Shore, Edoardo’s team conducted a set of digital Computational Fluid Dynamics (CFD) wind studies around the site. This has contributed to the design of the towers’ shape and location, generating a softer wind climate and a more sustainable structure.

His expertise in low carbon strucutres, modern method of construction, interoperability, form finding, topology optimisation and data driven design has been key in unlocking several completed projects such as the Google Campus in California and the Bloomberg headquarters in London.

In terms of academia, Edoardo has also been involved in several collaborations with KTH University in Stockholm, the AA and the RCA in London, and the Harvard GSD where he is currently running various lectures and workshops. He published various papers and books on digital fabrication, sustainable design, new technologies and material research.

Relevant projects

On site | Commercial

Central Bank of Iraq, Baghdad, Iraq

Role: Associate Director
GIA: 90,000 m²

Situated on the banks of the ancient River Tigris, the landmark Central Bank of Iraq tower signals a new era of construction and development for Baghdad. Led by Zaha Hadid Architects, the scheme provides a 172m-tall tower on top of a 200 x 100m podium box, with a 16 m-deep basement, altogether constructed just metres from the massive river.



Completion: 2022 | Residentail, High-rise

One Park Drive, London, UK

Role: Associate Director
GIA: 57,600 m²

Part of the Wood Wharf development for Canary Wharf Group, this 58-storey tower will stand approximately 205m tall, providing quality residential space with amenities such as a gym, pool and lobby on the lower three floors.



Completion: 2017 | Commercial, High-rise

Generali Tower, Milan, Italy

Role: Associate Director
GIA: 67,000 m²

The Zaha Hadid-designed twisting office tower, rising above downtown Milan, is a unique skyscraper in the CityLife masterplan. The building features 39 storeys reserved for high-level executive functions, and combines this with easy connections from the galleria to the city and the local metro station below via a shopping area within a bifurcated covered walkway at the foot of the building.



On site | Mixed use, High-rise

2150 Lake Shore, Toronto, Canada

Role: Design Director
GIA: 11.5 ha

In Toronto, this expansive masterplanned regeneration programme is repurposing the city’s former Christie Cookie factory site – on the shore of Lake Ontario – to become a vibrant new mixed-use district. The masterplan is designed by the architect Allies and Morrison in partnership with the executive architect Adamson Associates



Completion: 2011 - 2014 (phased) | Residential, High-rise

Villaggio Vista, Accra, Ghana

Role: Team Leader

Including the tallest tower in West Africa, this ambitious project in Ghana’s booming capital city Accra is a predominantly residential development of four brightly coloured buildings ranging from 8 to 15 storeys high and a 30-storey tower with associated domestic amenities and a small commercial unit.





Valentina Ticino

M.Arch. ARB. RIBA. OADR.

Profile

Director | Urban and Landscape Architect | Architect

Valentina Ticino leads VT Lab 's international and inter-European projects to a high standard, working across a range of scales, from urban squares to masterplanning, these projects often involve high-profile design teams and complex locations.

Over the past decade, Valentina has extended her interest in design and architecture to the field of landscape architecture and masterplanning. Her passion for good quality landscape design is evident in her high-quality designs, such as her award-winning work on 'Towards Paradise' at the 2008 Venice Biennale whilst working at Gustafson Porter, winning the International Architecture Award in Chicago, and her competition-winning design for the Baoan Waterfront in Shenzhen, China, which she worked on with Antonio Inglese with whom she set up Metrostudio UK LLP in 2012. After closing Metrostudio UK in Nov, Valentina founded VT Lab in 2018 _ A Laboratory of Idea _ researcher with University _ Responsible for the day-to-day running of VT Lab , Valentina oversees the design and management of all projects.

Born in Italy, Valentina studied architecture at Rome University's La Sapienza, where she was awarded a first-class degree in 2003, she later studied at École d'Architecture de Paris, La Villette and TU Hamburg where in 2005 she obtained a masters in Management of Complex Processes. Since 2005, Valentina has worked for leading designers and architects, including, Fosters & Partners, Aecom, Martha Schwartz and Kathryn Gustafson, Cracknell. She is a part of the Ordine degli Architetti, ARB and RIBA and in 2011 was given the New Italian Blood award as being one of the Top Ten Italian Architects under the age of 36.

Awards | Qualifications

- Royal Institute of British Architects (RIBA)
- Architects Registration Board (ARB)
- Master in Management of Complex and Urban Process, University of Rome, Italy
Ecole d'Architecture de Paris & Hamburg, Paris, France
- IADC Lecturing: City of tomorrow, China-Italy, Shenzhen, Guangdong, China
- OADR Registration | Part III equivalent
- Postgraduate Degree in Digital Architecture and Web Publishing
- XIII Master in EuroProjects Università di Venezia
- HOMI 2019, Lecturing at stilli di vita, Milano Fiera Italy
- "A place that fits" exhibition at Macro Museum, Rome, Italy

Relevant projects

2021 – Ongoing | Mixed-use + Commercial

Shenzhen Prince Plaza

with OMA + Arup + Benoy

Role: Landscape Architect
BUA: 1.7 Ha

Innovative landscape concept detailing mixed use development with hotel components arranged around vibrant pulse area, a financial hub in the centre of Shenzhen City.



2018 - 2019 | Landscape Design & Masterplanning

Qianhai Landscape Design

Role: Landscape Architect for invited competition
BUA: 13.5 Ha

Main design of the island of Qianhai, makes engaging public space with landscape design, merging commercial and parkscape.



2014 | Mixed-use + Commercial

Birmingham Centenary Square

Role: Landscape Architect
BUA: 20,000 m²

This competition initiated by the Birmingham City Council proposes new buildings are under development in an existing cultural area in Birmingham, integrating commercial zones with vibrant urban realm.



2010 | Landscape Design & Masterplanning

Wuhan Oct Park

Role: Landscape Architect
BUA: 112, 210 m²

Responsible for the landscape and Clubhouse concept design, VT-lab used an immersive and engaging approach renders landscape with public sculptures, curated vegetation and pathways, and foot-bridges.



2013 | Landscape Design

Huizhou Yuanyuhai, Huizhou, China

Role: Landscape Architect
BUA: 208,400 m²

Developing for a private client, the landscape design of the Yuanyuhai area includes pavilions, public pathways, sculptures, curated vegetations, embracing the architecture with the landscape for a welcoming and aesthetic retreat realm.





Younha Rhee

MArch, MEng, CEnv, MCIQB, BREEAM Assessor, LEED BD+C AP, WELL AP

Profile

Technical Director

Younha is a Technical Director, leader of the benchmarking practice and chair of the green committee in the London office.

In her 14 years at Atelier Ten, Younha has focused on developing strategic sustainability frameworks and managing multiple benchmarking systems including LEED, WELL and BREEAM for major institutional, cultural, commercial and mixed-use development projects.

Younha led the site-wide sustainability management plan for Chelsea Barracks in London - the first LEED-ND project in Europe.

Awards | Qualifications

- M.Eng, Brunel University, 2021
- M.Arch, Yale University, 2006
- BS.Arch, University of virginia, 2002
- BREEAM Assessor and HQM Assessor, BRE Global LTD
- WELL Accredited Professional, International WELL Building Institute
- Chartered Environmentalist, CIM
- LEED Accredited Professional for BD + C, US Green Building Council

Relevant projects

2016 – Present | Commercial

Google London King's Cross, London, UK

Client: Google

The building consists of 60,000m² of office accommodation in addition to central plant, parking and amenity space. Atelier Ten have engineered a state-of-the-art response to the servicing needs of the project which has been integrated into the overall design concept through close cooperation with the wider Project Team.



2009 – Present | Residential

Chelsea Barracks Phases 1 - 6, London, UK

Client: Qatari Diar

A new masterplan for the Chelsea Barracks development in west London has been submitted to Westminster City Council. This follows the appointment of the masterplanning team of Dixon Jones, Squire and Partners and Kim Wilkie Associates at the end of 2009 by developer Qatari Diar. The masterplan achieved the highest LEED 'Platinum' rating.



2020 – Present | Commercial

2-3 Finsbury Avenue, London, UK

Client: British Land

The development at 2 Finsbury Avenue aims to be at the forefront of innovation for sustainability, human wellbeing and social inclusion. The project brief was to create a 'tower like to other', which the design team followed to create workplaces for the future, with spaces for people to connect, interact and innovate in dynamic ways.



2020 – Present | Mixed - use

Canada Water Docks, London, UK

Client: Art-Invest Real Estate

Canada Water Dock is a commercially led, mixed-use collection of sustainable buildings, designed to transform the centre of Canada Water with high-quality public realm.



2019 – 2021 | Commercial

36 - 38 Berkeley Square, London, UK

Client: Astrea Asset Management

In conjunction with Piercy & Co Architects, Atelier Ten have been appointed by Astrea Asset Management to develop the Environmental and MEP services design for a speculative office and retail development in Central London. The project is targeting to achieve BREEAM Outstanding.





Rafal Wiewior

Bsc (Eng)

Profile

Senior Environmental Designer

Rafal, a Senior Environmental Designer at Atelier Ten, combines his mechanical engineering background and digital engineering expertise, particularly in Building Information Modelling (BIM), to drive sustainable building projects.

His diverse experience spans commercial and residential developments, focusing on balancing embodied and operational carbon in building life cycles, whilst ensuring occupant comfort.

Rafal has a hands-on approach in construction and design and, with a proficiency in energy optimization tools, contributes significantly to Atelier Ten's holistic sustainability initiatives.

Awards | Qualifications

- Bsc (Eng) Environmental Engineering, Warsaw University of Technology, 2014
- Member, Chartered Institution of Building Services Engineers
- Member, International Building Performance Simulation Association

Relevant projects

2020 – Present | Commercial

101 Moorgate, London, UK

Client: Aviva Investors

101 Moorgate is a premium quality commercial office building to be constructed over the new Moorgate Cross Rail Station. The project is on-target to achieve BREEAM Excellent and is proposing to use the new Nabers UK rating scheme for operational energy use.



2022 – Present | Masterplan

North Street Quarter, Lewes, UK

Client: Human Nature

Within the boundaries of the South Downs National Park and bordering the Lewes Conservation Area, this proposed mixed-use development on a 7.9 hectare brownfield site seeks to turn the imperatives of the climate and natural emergencies into opportunities for better design, better placemaking and ultimately healthier and better living.



2018 – Present | Commercial

Ailsa Wharf, London, UK

Client: Country Garden

Atelier Ten designed the MEP building services and provided environmental consultancy for this large residential development in east London. The development is set to achieve BREEAM Excellent and features 219kWp of photovoltaic panels and a district heating LTHW network with CHP and gas fired-boilers.



2024 – Present | Museum

International Slavery Museum, Liverpool, UK

Client: National Museums Liverpool

The project involves the renovation and reorganisation of the Grade I listed Dr Martin Luther King Jr (MLK) building and the the Grade I listed Hartley Pavilion (HP). The planned works give NML the opportunity to create an exemplar sustainable heritage project which can in turn inform and influence future projects planned across NML's portfolio of heritage buildings.



2021 – Present | Masterplan

Parliamentary Precint Redevelopment, Ottawa, Canada

Client: Government of Canada

The Parlimentry Precint Redevelopment will reinforce the important democratic functions of Parliament Hill and the surrounding urban areas as a place of gathering, celebration, and engagement.



Inspirations



Towers done by our team

Credentials

Lead Architects

Peter Cook
Crablab

Piercy&Company

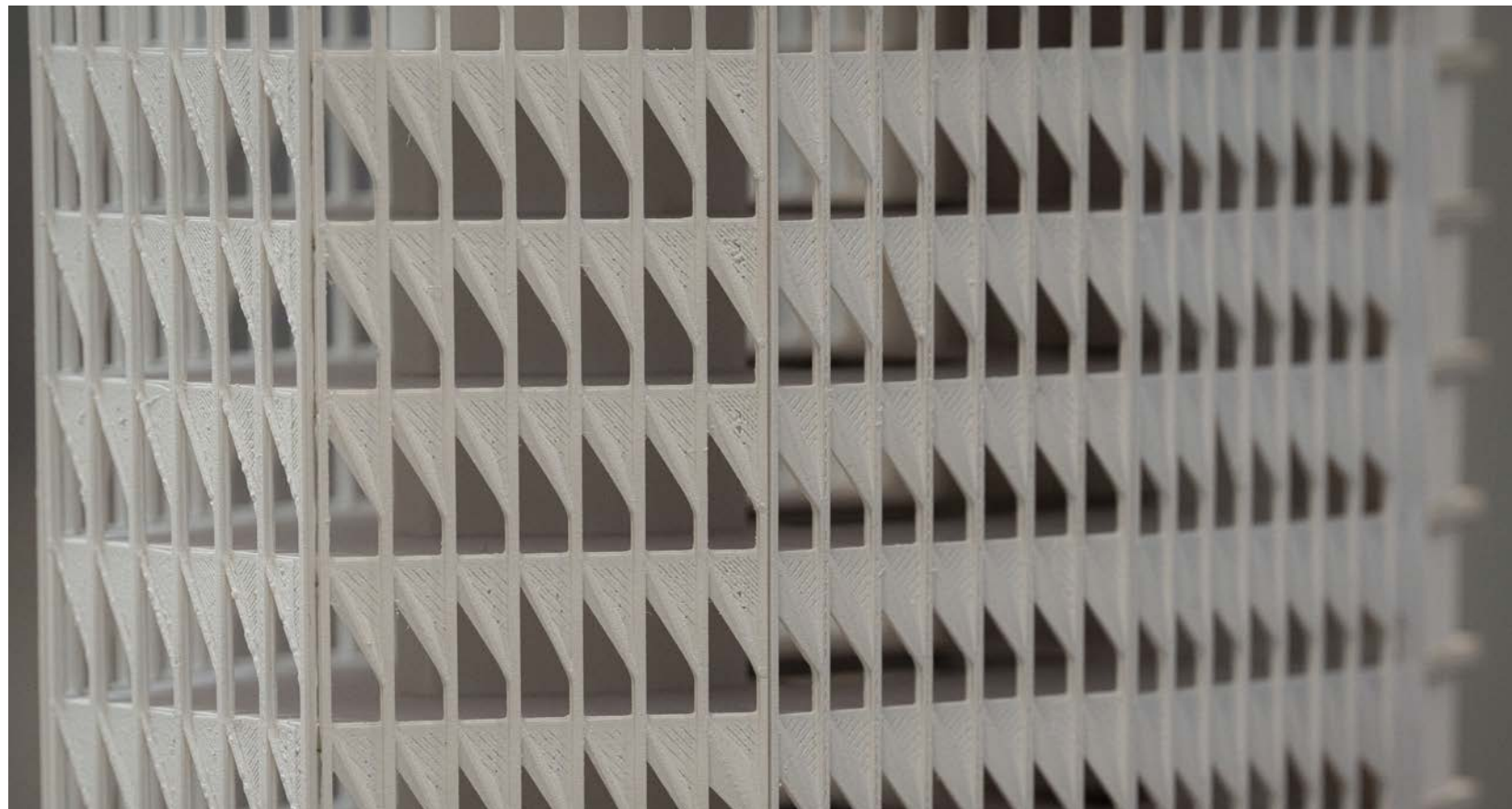
Local Architect



Artist
Ergys Krisiko

Collaborators







Tirana Tower