



Albanian-American  
Development Foundation

## TERMS of REFERENCE

### **WPD**

Waterscape Park Design for the Sustainable Tourism  
Development of Tushemisht and Drimon

Pogradec, Albania

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## INTRODUCTION

The Albanian-American Development Foundation (AADF) began operations in 2009 with the support and encouragement of USAID and the United States Government as successor of Albanian-American Enterprise Fund. The foundation's mission is to make a meaningful contribution to Albania's economic growth by making social investments related to entrepreneurship, education, leadership development and support for cultural tourism.

Under its Entrepreneurship Program, AADF is looking to turn Tushemisht & Drilon villages into a tourist destination with diversified models of tourism activities, all oriented towards sustainability. The goal is to increase global touristic awareness, impact and influence the flow of tourists to visit this area and other nearby local tourism bases.

Promotion of lengthier stay in the zone will be done through multiple forms of tourism including water tourism which, in current context speaking is almost non-existent. To achieve this, AADF will support the development and later the implementation of the Master Plan (a detailed plan for an area of national importance) and the detailed design of the project "Waterscape Park Design" for the Sustainable Tourism Development of Tushemisht and Drilon area in the Municipality of Pogradec, Albania. At the end, the project will give a new prospective to an area with a great potential and a wide range of natural and cultural attractions which today lacks the infrastructure and services linked to the touristic offer of the area.

Drilon-Tushemisht is an area located in the south-east of Pogradec Municipality, next to Ohrid Lake, only 5 km away from Pogradec city center and 3 km from Macedonian Border. Considered as some of the Albania's most beautiful landscapes, touristic villages of Drilon and Tushemisht have the potential to become a catalyst destination for national and international tourists.

The unique combination of various ecosystems, rich flora and fauna, rare endemic species and beautiful landscapes have given Drilon and Ohrid Lake (Albanian part) the status of Protected Landscape Area. Furthermore, in the beginning of 2018, the Government of Albania has submitted to UNESCO the application to inscribe the area into the UNESCO World Heritage List.

Service providers such as restaurants, hotels and beach facilities are mainly located on both sides of the lakeshore road that connects Tushemisht with Pogradec City. The area's touristic offer is mostly based on traditional and cultural attractions scattered on different parts of the intervention zone (See Annex 1 for more details of the site).

The Combination of the authentic landscape and waterscape values together with the anthropic system, make Drilon-Tushemisht a dream for Albanian and foreign

tourists, thus one of the most preferred and ambitious destinations in the Country.

Tourists and visitors are very interested in the natural and cultural attractions, crafts, traditions, agricultural and gastronomic products. There is a lot of potential in the area but the lack of a tourism development strategy, insufficient infrastructure, facilities and supporting activities and services cause Drilon and Tushemisht to underperform in term of tourists' length of stay, protection of natural resources and overall tourism development.

This competition seeks to create an opportunity for talented architects and engineers, to build up a vision in which the area becomes one of the most beautiful places and destinations in the Country, where nature, culture and architecture live in harmony with each other.

Therefore, the competition's goal is the development of a Master Plan and a Project Design for sustainable tourism in Drilon-Tushemisht area providing new facilities, re-qualifying the ecosystem, combining the landscape and the waterscape interventions with a balanced and coherent design.

## 1 ORGANISATION OF THE COMPETITION

### 1.1 Promoter

The **Albanian-American Development Foundation (AADF)** is the Promoter of this Competition. It is a direct implementation organization which is focused, among others, in the development of a sustainable private sector economy and a democratic society in Albania, through supporting cultural and eco-tourism whilst developing the economies of the surrounding communities. Its goal is to implement sustainable projects that focus on local capacity building, increasing employment opportunities and creating strategic management plans for fragile natural or cultural heritage sites.

### 1.2 Beneficiaries

The beneficiaries of this project are:

- Local community in Drilon-Tushemisht Village and citizens of Pogradec
- Government of Albania
- Municipality of Pogradec and other stakeholders

### 1.3 Professional and Technical Advisor

The Promoter is supported by the Architecture and Urban Development International Company **ATENASTUDIO** ([www.atenastudio.it](http://www.atenastudio.it)) during the competition procedure and the implementation phases.

## 1.4 Competition Secretariat

The official address of the Competition Secretary is:

### AADF Premises

Rr. Ibrahim Rugova,

Ndertesa 42, Hyrja 7, Apartamenti 61, Njesia Administrative nr. 5,

1019, PO Box. 1731, Tirana-Albania

Email: [tenders@aadf.org](mailto:tenders@aadf.org), [e.hasaj@aadf.org](mailto:e.hasaj@aadf.org)

Website: <http://aadf.org/competitions/>

This structure performs purely organizational activities. The secretariat will answer enquiries of administrative and technical issues. Enquiries by telephone will not be answered. On no account may candidates call the secretariat for any question about competition procedure. All communication shall be kept in writing through emails at [tenders@aadf.org](mailto:tenders@aadf.org) and [e.hasaj@aadf.org](mailto:e.hasaj@aadf.org) or by mail at AADF's address.

## 1.5 Competition Costs

The Applicant shall bear all costs associated with the preparation and submission of its application; AADF shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the competition.

## 2 COMPETITION SCOPE

The scope of the Competition is the development of a Master Plan and Design Project for the Waterscape Park (WPD) of Drilon –Tushemisht area which consists of an architectural and urban planning proposal for the WPD with development of mobility and circulation system.

Main tasks:

**a. Waterscape Park Design of Drilon & Tushemisht:** (Lake Waterfront design, Park and facilities design, Mobility and circulation system design). Landscape and waterscape design projects with indoor/outdoor facilities, urban furniture, lighting design, cycling and pedestrian path.

- Coordinated Image for the urban renewal of the villages.
- Action plan for reuse/demolition of existing buildings.
- Coordinated Image for restyling of the villages' building façade.

**b. Concept for Tourism Marketing & Branding** that has to provide a Brand Corporate Identity for all interventions thus to reflect the representative elements of the area and promote its values through a clear image of the destination and type of tourism.

**c. Guidelines for Policies & Regulations / Manuals** which consists of manuals for the development of a Protocol

for sustainable construction standards related with new buildings and accommodations, and of a Protocol for building aesthetics use of materials/colors and technologies. These Policies will improve the quality of touristic offers and develop the identity of the place based on cultural and historical values.

The proposal has to integrate all the interventions in one unitary design with a coherent balance of nature and architecture, by linking new functions, open spaces and infrastructure with existing urban context and public facilities, promoting the coexistence between nature and human activities through a sensitive architecture and design approach. Design projects must be integrated within the natural environment in respect of the local values and the ecology system with low impact on the territory.

Design details and a broader description of the area are found respectively in **Annex 2-Design Brief** and **Annex.1-Site Description**.

### 2.1 Outcomes

AADF expects the applications to demonstrate:

- High quality in design
- Ease of detailed design process and implementation
- Sensitivity regarding preservation of historical, natural and cultural values of the area and preservation of its functionality as an urban area
- Intelligent urban solution respecting motion needs of pedestrians and vehicles
- Compliance with the relevant rules in force, in particular with Construction and Environmental Protection Laws and Regulations

The applicant is expected to produce:

- New mobility and circulation system  
*(Paths, bridges, pedestrian & bike lanes, channels interventions, parking spaces, public transport, hiking network, etc.)*
- Evaluation/Review of the new bypass road project from Drilon to Tushemisht<sup>1</sup>
- Promenade Design

*(Cycling-pedestrian path & bridge, Public areas for leisure activities, Sport Facilities, Temporary/light Building Facilities, Lighting design & urban furniture)*

<sup>1</sup> The project for this road will be prepared by a local studio and shall be available by mid-June.

The competition winner will be required to evaluate/review this bypass road design in order to make sure it has all the elements and facilities the project area requires and is aligned with the vision for the development of the area.

- Waterfront Facilities

*(Touristic pier, Boat trip service, Beach facilities)*

- Landscape and waterscape designs

*(Remediation of water resources & channel ring)*

- Building facilities

*(Tourist Info Center, Lake museum, Bird watching system, Local products & artisans market)*

- Public open space facilities

*(Children playgrounds and recreational areas for leisure and sports, Bike sharing, Parking spaces, Open air activity areas, public plaza)*

- A branding strategy

*(To include Logo design of WPD, Blueprint guide, Signs and information tables within cycle, pedestrian, hiking, horse paths, welcome sign etc.)*

- Guidelines for the area development policies and regulation manual

*(Protocols for sustainable construction standards; Protocol for building aesthetics)*

- Facades of Tushemisht and Drilon villages

The above-mentioned items are detailed in the **Annex 2\_ Design Brief**

Competitors may anticipate also the possibility to expand the site borders in case it will be necessary, within the budget limitations.

It is expected that after the completion of the design, the winner does Artistic Supervision (selection of materials, colors, etc. ). The winner will also be engaged during the project construction phase should any need arise for clarifications or further detailing within scope of work and deliverables.

## 2.2 Competition Site

The competition site is about 150 ha and is situated in the south-east of Pogradec Municipality. It covers the area between Tushemisht and Drilon Protected Landscape Park, up to Gurras Village in the South and Ohrid Lake in the North.

**Drilon** is considered as one of the top touristic destination due to "Water Springs" that give the peculiarity to the place: channels of waters within the landscape, a unique combination of various ecosystems and rare endemic species.

**Tushemisht** is a traditional village with typical small-scale houses that stand above and in between a net of water channels. These water channels go through the village thus to arrive to Ohrid Lake.

**Ohrid Lake** is one of the oldest lakes in the world: it was formed 2-3 million years ago, belonging in the last glacial period. Located at an altitude of 695 m and encircled by

mountains exceeding 2000 m in height, Lake Ohrid has 87.5 km of shoreline and covers an area of about 358 km<sup>2</sup>, 249 km<sup>2</sup> of which belong to Macedonia and 109 km<sup>2</sup> to Albania. The lake has an average depth of 164 m and a maximum depth of 289 m.

## 2.3 Project Budget

The preliminary construction cost estimation is USD 5 Million. This figure does not include the new bypass road construction cost. This cost estimate is to serve as a point of reference for participants and will be used by the Competition Promoter to evaluate the proposals received, without being in any way binding.

# 3 COMPETITION PROCEDURES

This competition is a **two-phase procedure**, opened to International licensed/accredited Architecture/ Engineering Companies in cooperation with local ones.

## 3.1 Competition Language

The official language of the competition is English. All entries must be in English, including all additional information. Only competition entries submitted in English will be assessed.

## 3.2 Who Can Apply

The Competition is open to **Multidisciplinary International Teams**. The Competition is organized on a world-wide basis. No restrictions concerning the applicants' country of origin shall apply.

The Applicant company shall have a cumulative turnover for the last three years of at least USD one million VAT excluded (Euro 840,000).

The Applicant should be an experienced International Architecture/Engineering Company. The applicant can form a Consortium or a Team of Professionals to cover all required fields. In order to comply with country legislation, to ensure local support and know-how, the Applicant is required to team up with a local **Albanian Architecture/ Engineering Company**<sup>2</sup>.

The Team Leader shall be an experienced international Architect from the Applicant company.

Appropriate documents supporting team's association must be submitted.

## 3.3 Who Cannot Apply

Individuals and companies are not eligible to apply if they:

*2 The local team shall be composed of at least one Architect, one Quantity Surveyor and one Construction Engineer. The Coordinator of the local team shall be staff of the local partner company.*

- Are not registered and/or accredited in their country of origin.
- Do not have a legally registered Albanian Company in the team.
- Are bankrupt or in the process of filing for bankruptcy.
- Have been guilty of grave professional misconduct.
- Are guilty of serious misinterpretation in supplying information.
- Were declared at serious fault of implementation owing to a breach of their contractual obligations.
- Are Members of the Selection Committee or the Jury.
- Are persons employed by or related to the Promoter of the Competition.
- Are family members of the above persons, as well as persons belonging to any organization with which the above mentioned are associated as heads, officials or advisors.
- Are on any list of sanctioned parties issued by the United States Government, United Nations or European Union.

### 3.4 Amendment of Competition Documents

At any time, prior to the deadline for submission of applications, AADF may amend the Competition Document by issuing addenda. Any addendum issued shall be part of the Competition Document and shall be communicated in writing to all who are registered or have attended the site visit and it will also be published at the website [www.aadf.org/tenders](http://www.aadf.org/tenders) and our Facebook and Twitter pages; under "The AADF" name. To give prospective applicants reasonable time in which to take an addendum into account in preparing their applications, AADF may, at its discretion, extend the deadline for the submission of applications.

### 3.5 Withdrawal, Substitution, and Modification of Competition Documents

An applicant may withdraw, substitute, or modify its application after it has been submitted by sending a written notice, duly signed by an authorized representative. All notices must be received by AADF prior to the deadline for submission of applications. No application may be withdrawn, substituted, or modified in the interval between the deadline for submission of applications and the expiration of the period of submission's validity specified by the applicant in the competition documents or any extension thereof.

### 3.6 Competition Schedule

The competition schedule is provided in the following Table 1.

<b>Publication of the tender notice</b>	<b>May 21<sup>st</sup> 2018</b>
<b>Phase 1 Deadline</b>	<b>June 14<sup>th</sup></b>
• Short list of participants -Announcement	July 2 <sup>nd</sup>
• Site visit & Workshop	July 16 <sup>th</sup>
• Questions Deadline	July 20 <sup>th</sup>
<b>Phase 2 Deadline</b>	<b>September 5<sup>th</sup></b>
• Winner Announcement	September 20 <sup>th</sup>
• Contract Negotiation (Review of Project Delivered, assignment definition)	September 20 <sup>th</sup> - September 30 <sup>th</sup>
<b>Post Competition Phase</b>	
• Detailed Implementation Design	

*\*Note: This schedule can change according to the number of submissions received in Phase 1 or other unforeseen conditions.*

### 3.7 Selection Committee and Jury

#### Selection Committee – Phase 1

A professional, independent Committee, selected by the AADF, will carefully examine the applications to confirm eligibility and compliance with the mandatory requirements and conditions. This selection process will shortlist 5 (five) applicants, which will be qualified to compete for Phase 2. The decision will be based on the evaluation criteria established in this document in the Article 4.1.3.

The 5 shortlisted teams will be invited to present their project proposal and compete for the contract and the prizes offered in this competition.

#### Jury – Phase 2

Phase 2 proposals will be evaluated by the Jury. Reflecting the competition's multidisciplinary nature, the Jury will be composed by international and local distinct professionals with different backgrounds. The winner of the Competition will be announced as per the schedule in the Competition Calendar.

The Jury has the sole authority and responsibility to select the winners of this Competition.

## 4 METHODS OF PARTICIPATION

All information related to the present Competition, rules and regulations for participation can be found in the Competition website: <http://aadf.org/tenders/>

### 4.1 Phase 1

In the Phase 1, teams will compete with their qualifications and previous works. They shall present the Team Composition, their Curriculum Vitae, at least 1 and up to a maximum of 3 previous projects necessarily similar to the theme of the present Competition, its environment context and comparable/higher budget.

#### 4.1.1 Application Documentation

Interested applicants are requested to submit the following documents in order to facilitate assessment of adequacy of the resources and expertise available.

**FOLDER A\_Documentation** must contain:

**a. FORM A.1\_Letter of Interest:** of no more than 1 page (one-sided) in A4 format. The letter of interest shall state the motivation of the team to take part in this Competition.

**b. FORM A.2** (Attached to ToR)

**Application** listing all information about the participant and/or participants (in the event of multiple legal entities), providing all personal data for all team members, professional licenses/accreditation, specific skills and qualifications and position proposed within the Team.

**Declaration of Eligibility**, in which Applicants must declare that they fulfill the participating requirements and are not subject to any of the conditions of ineligibility foreseen by the Article 3.3 of this ToR.

**d. FORM A.3** (Attached to ToR )

#### Competition Team. Key Experts & Consultants

With a view to ensure a thoroughly professional implementation of the project applicants must have the association of such individual(s)/domain expert(s) of similar background.

The applicant should have at least the following key Experts/Team members with relevant expertise and qualifications:

- International Architect (Team leader)
- International Urban Planner
- International Landscape Architect

- International Water Resources Engineer
- Structural Engineer
- Mechanical Engineer
- Local Civil Infrastructure Engineer
- Local Quantity Surveyor
- Local Architect

The composition of the group shall not change in the course of the Competition. The members of the group or shareholders of the legal person must not submit separate applications.

**e. FORM A.4\_Curriculum Vitae** of each Member of the Team, no longer than 2 pages in A4 format illustrating selected works similar to the theme of the present Competition, such as Landscape, Architecture, Waterscape Park Design and Engineering aspects within relevant natural and cultural context values. Mention results obtained in design competitions, include project budgets, client names and contact details.

**Note:** In order to compete successfully, each team must demonstrate first-hand experience with architectural, urban, landscape and waterscape design projects, environmentally sustainable and energy efficient designs and tourism development projects. Previous similar work experiences related to the required competencies must be highlighted in the curriculum for ease of reference.

Expertise required:

#### • International Architect (Team leader)

The Project Manager/Team Leader should be a qualified, competent and registered Architect with a valid practicing certificate in his/her own country. He/She must **prove** to have not less than 10 years' experience as architect and at least one experience in leading complex multi-disciplinary teams.

#### • International Key Experts

The International Key Experts should be qualified, competent and registered with a valid practicing certificate for their respective profession in their country of origin. They must **prove** to have not less than 10 years' experience in their profession.

#### • Local Architectural/Engineering Company and Experts

The Local partner should be a well-qualified company, registered in Albania, where the project will be implemented. The local Project Coordinator should come from the local partner. All local experts shall **prove** to have at least 10 years of experience in their respective fields of expertise. They should be familiar with the Local codes and laws. Familiarity with the area of intervention because of previous projects will be an asset.

**FOLDER B\_ Reference Projects** must contain:

**a. FORM B 1 (Attached to ToR ) Reference Project Report**

**b. Reference Projects** – Present images, drawings and text on a maximum of 3 panels in A3 format for each reference project, built or not built (the competitor must specify the status of the project, e.g. fully detailed, under construction etc). Please mention prizes won or nominations, project budget, contracting authority and contact details for them. Add a description of similarity to WPD project.

AADF will accept only projects which have been fully detailed for implementation or have been implemented.

Similar projects’ presentation shall describe the integration of the project within its context.

For a project to be considered similar, it should **cover at least three of the areas** mentioned below and have at least 50% of WPD implementation project budget (USD 2.5 million): At least one of the projects needs to be from the Applicant Company.

- Intervention in protected areas design
- Urban development and Architecture design
- Waterscape park and landscape design
- Tourism development projects

*\*All information presented for this competition will be verified in the second phase. The shortlisted applicants will be asked to provide documentation to sustain their claims.*

**4.1.2 Submission Deadline**

The Phase 1 applications will be sent by email (preferably as attachments) to **tenders@aadf.org** and **e.hasaj@aadf.org** in pdf format. The total size of them should not exceed 10 MB.

The subject line will be: “Tushemisht Water Park Design – 00131”. Documentation must be submitted no later than date and time specified in the Competition Schedule, Article 3.6. Please submit also a list of all the documentation sent for us to verify receipt.

**4.1.3 Evaluation Criteria**

The following criteria and the weighted average evaluation method will be used to evaluate Phase 1 applications.

The Committee reserves the right to restrict the number of the shortlisted competitors to any number deemed suitable by it, but in any case, not more than 5.

Committee’s decision for the selection shall be final and binding to all.

**All competitors will be advised on the Phase 1 results by an update in the competition website.**

Evaluation Criteria	Details of Evaluation	Weight
Quality of Reference Projects	Quality of Urban and Architectural Design, Environmental sustainability and energy efficiency, Innovative solutions.	60%
Qualification of the Team considering the professional relevant experience similar to the object of the Competition, awards and publications	Ability to provide the professional services required, including detailed design, contract administration and project management.	40%
<b>Total Score</b>	<b>100 %</b>	

**4.1.4 Shortlist of participants**

A shortlist of maximum **5 participants** will be selected for the Phase 2. The evaluation will involve **validating the credentials submitted in Phase 1**. Credentials without valid proof will be invalid and will not be considered for eligibility. The Promoter reserves the right to accept or reject proof of credentials at its sole discretion without having to give reasons to the applicants thereof.

Each applicant admitted to the Phase 2, who does not accept the invitation to submit a design concept for the Phase 2, shall be replaced by the next ranked applicant from the list.

**4.2 Phase 2**

Phase 2 involves the development of the **Master Plan and the Preliminary Design Project for the Drilon – Tushemisht area Waterscape Park.**

The shortlisted participants will be invited to attend a Site visit & Workshop in Albania where they will get acquainted with the area of interest and get briefed on the deliverables expected.

**4.2.1 Site visit & Workshop (Mandatory)**

The short-listed participants will have to attend the site visit and the workshop that will be organized in Pogradec, as per the schedule in the Article 3.6. During the site visit competitors will have the chance to know the site, meet the Promoter’s representatives and other stakeholders. Participants will receive complementary information with the delivery of additional documents and map dwg files.

The Promoter will reimburse up to USD 1,000 of reasonable economy travel and accommodation expenses for one international representative for each short-listed team. Other team members are welcomed to attend at their own expense.

## 4.2.2 Questions and Answers

Participants may send questions by email to the Competition Secretariat [tenders@aadf.org](mailto:tenders@aadf.org) and [e.hasaj@aadf.org](mailto:e.hasaj@aadf.org). The deadline for questions is as per the schedule in the Article 3.6. Questions received and their answers will be published on the web site within 5 working days.

## 4.2.3 Phase 2 Competition Deliverables

**FOLDER A\_Documentation** must contain:

### a. FORM A.2 (Attached to ToR)

**Application** listing all information about the participant/s, providing all company and personal data for all team members, registration documents, professional licenses/ accreditation, specific skills and qualifications.

**Declaration of Eligibility** signed by the Team Leader in the name of all team members.

### b. FORM A.3<sup>3</sup> (Attached to ToR ) Complete Competition Team

## FOLDER B\_Project Proposals

**FOLDER B** will contain the Vision Statement, Concept Master plan, a Preliminary Budget of different elements of the intervention, the Project Designs, 3d visuals and a video with recommended scales and a narrative of the design. Folder B materials will be submitted printed and on rigid support. A soft copy of all the materials shall be submitted too (in a USB).

It will contain **PANELS, DESIGN REPORT** and **VIDEO PRESENTATION**.

The requested material must include:

### PANELS (A1 Format)

Maximum thirteen (13) A1 (841 x 594 mm) Panels, Portrait Format, file in pdf 300 dpi, mounted on a rigid lightweight board, which must contain the following:

**a. Master plan for architecture and urban planning**, main reference scale 1:5.000 (total area)/scale 1:1.000 (zoom) accompanied by profiles, perspectives, sketches, drawings or renderings describing the most significant elements of the proposal, diagrams, ideograms illustrating connections and relations with important attractions in the urban area identified by the Competition. Preliminary Plan of land use, Plan of measures, conditions, and regime of environmental/nature protection, requirements, and regime of the built heritage protection.

### Maximum 3 A1 Panels

<sup>3</sup> Only in case of experts and/or Consultants added to the Team submitted in Phase 1

**b. Road and infrastructure Master Plan**, main reference scale 1:5.000 (total area)/scale 1:1.000 (zoom), including vehicle, cycle and pedestrian traffic diagram that will provide accessibility to the area for locals and tourists, connected with the regional infrastructure system and the parking areas net; accompanied by profiles, details of proposed technology, material use, diagrams, etc. in order to show vehicular/cycling/pedestrian movement solutions proposed that should be complemented with intramodality solutions for the whole area including the Plan of hydro-technical infrastructure.

### Maximum 2 A1 Panels

**c. "Lake Waterfront design"** (Promenade design, Waterfront Facilities) and **"Park and Facilities design"** (Landscape and waterscape design projects, Building facilities, Public open space facilities):

- **Site plans** of different zoom areas (identified in the overall Master plan), scale 1:200, focused in Drilon Park and Waterfront Design, accompanied by eventual perspectives, renderings and urban profiles illustrating all of the most significant elements of the proposal, also in relation to the urban context and Ohrid Lake. The site plan must describe the morphological and typological characteristics of the buildings (public and private) as well as the qualities of proposals for the infrastructure interventions, accessibility and connections, public and open spaces, plan of green and free spaces, sport facilities areas and all other services and activities proposed.
- **Facilities Design Projects**, scale 1:200/1:100. A zoom in proposed facilities and main interventions, showing the detailed intervention of the site plan.
- **Plans of levels, Elevations and Sections**, in appropriate scale to show the architectural project, opportunely dimensioned, clearly indicating the layout of functions proposed.
- **Material and technology details** in appropriate scale to describe technical solutions.
- **Urban Furniture and Lighting design**, in appropriate scale, accompanied by details of proposed technology, material use, technical description of products, diagrams, renderings, etc.
- **Perspectives**, from specified points of view, either from the exterior or to illustrate important interior spaces.

### Maximum 6 A1 Panels

**d. Action Plan for existing buildings:** Plan, sections, details, elevations, rendering and diagram, in appropriate scale, for building integration / re-use and/or demolition of informal buildings. Maximum 1 A1 Panel

**e. Tourism Marketing and Branding** reflecting the representative elements of the area and promote its values through a clear image of the destination and type of tourism. Maximum 1 A1 Panel

**DESIGN REPORT (A3 Format)**

Maximum ten (10) A3 (297 x 420 mm) pages, one-sided, Landscape Format, file in pdf, 300 dpi, describing:

- a. Statement describing teams Vision for Tushemisht-Drilon Area development. Maximum 1 A3 page.
- b. Design criteria, approaches to increasing the value of existing structures and the compatibility between the project and its context and the functions attributed to the entire area object of the competition.
- c. Types and methods of intervention proposed with a particular focus on the need to protect environmental values and to design facilities and services for inhabitants.
- d. Choices fostering environmental sustainability and energy savings.
- e. Response to the services requested.
- f. Choices related to accessibility, mobility and parking.
- g. Guidelines for Policies & Regulations approach for the entire area.
- h. Bill of Quantity, using parametric costing, subdivided into public and private components.
- i. Management phasing and scheduling of the realization of the project.
- l. Description of the participation design process with stakeholders.
- m. Description of branding proposals.
- n. Reduced scale copies of the panels.

**VIDEO PRESENTATION** (maximum 10 minutes)

A video containing a project presentation (description of the project in free form), to explain the key concepts of the proposal.

Every team will have the chance to show a summary of their proposal in a maximum 10 minutes video file in mpeg/avi/mov formats describing Team’s Vision for the area development and its materialization in the concept design. It will explain the key concepts of the proposal, targets and goals.

**4.2.4 Submission Deadline**

All requested documents must be **mailed** to AADF Premises no later than the date and time set in the Competition Schedule, Article 3.6.

All competition submissions must include one (1) copy of each panel requested, seven (7) copies of the report and one (1) USB key with digital files of the Project Proposal, provided in PDF format (*The total size of them, combining documents and materials including the video presentation, should not exceed 4 GB*). All submissions must be securely wrapped.

Any proposal that does not contain requested materials or will arrive after the deadline will not be accepted.

**4.2.5 Adjudication Criteria**

The Phase 2 evaluation will be based on the quality of the proposals presented only. The Jury will verify compliance with ToR, the Competition Objectives and existing norms. In particular the project proposals will be evaluated taking into account the following evaluation criteria:

Evaluation Criteria - Parameters		Weight
Quality of the Project Proposal	Quality of the Master Plan Design for Landscape, Architecture and Infrastructure	40%
	Quality, innovation and attraction of the facility design projects for the Drilon and Tushemisht area in terms of sustainable development and marketing	20%
	Preservation of natural, historical and anthropic values, quality of environmental sustainability, through ecological and energy efficiency approach	15%
	Engineering aspects, management phasing and technical feasibility	10%
Construction Cost analysis	Clearness	5%
	Reliability	10%
<b>Total Score</b>		<b>100 %</b>

**4.2.6 Publication of the Results**

The results of Phase 2 will be communicated to all participants by email and will be published in the Competition website.

**5 PRIZE, NEGOTIATION AND OTHER CONDITIONS**

**5.1 Prizes**

The first three runners up participants, which will score over 70 points, will be entitled to win the prizes offered.

The promoter intends to award a contract of around **250.000 USD to the winner**. This contract is subject to negotiation between Promoter and the winner. Its scope will be to develop the final, detailed implementation design under the conditions specified in the Article 5.2.

**Competition Awards**

There will be three prizes for this competition

- **First Prize:** Will win the contract for implementation design

- **Second Prize:** USD 7,000
- **Third Prize:** USD 5,000

If this allocation of the prizes is not justified by the quality of the design concepts, the Jury may agree unanimously on a different allocation provided that the total amount of allocated money and number of winners remain the same.

## 5.2 Negotiation procedures

The Promoter will invite to the negotiations, first of all, the first ranked team. Negotiations end if a contract is awarded.

In the event that the negotiations with the first ranked are not concluded with a contract, they will continue with the next in line and so on.

One can take either the contract or the awarded prize but not both.

However, if for reasons of its own the Promoter was to decide, at any time before signing a contract, to cancel the process, the competitors would not be entitled to demand any justification or any form of compensation whatsoever.

To ensure that the project develops in accordance with AADF's objectives, both in terms of the quality of construction, execution deadlines and the budget, the Promoter reserves the right to ask the winner to add members to its team, and/or to carry out the project in the form AADF deems appropriate.

## 5.3 Copyright and Right of Ownership

The promoter has full ownership of the materials produced under this contract. It reserves the right to reproduce works, images and designs resulting from the competition submissions, presentations and design charrette, for exhibition, publication and promotional purposes in any form, format or medium now known or later developed, for any non-commercial purpose (including, but not limited to promotion of the Competition, the Submission, or the Promoter) and to distribute those reproductions to the public. All materials received by the Promoter becomes the property of the Promoter. The Competitor (or the author of the Submission, if not the Competitor) shall retain the copyright that is granted to the promoter or its agents at a later date. Any dispute, controversy or claim arising under, out of or relating to this agreement and any subsequent amendments of this agreement, including, without limitation, its formation, validity, binding effect, interpretation, performance, breach or termination, as well as non-contractual claims, shall be referred to and finally determined by arbitration in accordance with the World Intellectual Property Organization (WIPO) Arbitration Rules. The arbitral tribunal shall consist of a sole arbitrator. The place of arbitration shall be Tirana District Court. The language to be used in the arbitral proceedings shall be English.

## 5.4 Disqualifications

Competitors may be disqualified for any of the following reasons:

- Late submission of material
- Qualifies as ineligible to compete referring to conditions set in this ToR
- Failure to submit all required information and documentation
- Failure to respect the conditions and/or indications outlined in the ToR
- Presentation of false information
- Competitors attempt to influence, directly or indirectly, the decisions of a member of Competition Team, the Jury or any of its consultants

Each competitor is responsible for ensuring his/her entry against loss, damage, or no delivery up to the time of applications receipt by the AADF.

## 5.5 Competition Documents

Prior to the submission deadline, participants may download the following documentation from the Competition website

### PHASE 1

TERMS of REFERENCE

Annex 1 SITE DESCRIPTION

Annex 2 DESIGN BRIEF

Annex 3 AREA PHOTOS

A.2\_FORM\_TEMPLATES

A.3\_FORM\_TEMPLATES

### PHASE 2

01\_A\_GLP (General Local Plan of Pogradec Municipality) yet to be approved by the authorities

02\_B\_Fisibility Study (Source: SIT1)

03\_C\_BASE Maps

- Area in relationship with the city
- Intervention areas and points of interest
- Technical site map

04\_D\_SUPPORTING Maps, as will be made available by the Municipality of Pogradec and Ministry of Infrastructure and Energy

Consulted Institutional Partners:



**Bashkia Pogradec**

Professional and Technical Advisor

