

**Notice of the Competition Procedure**

**Developer of Investment Project:** Albanian Investment Corporation

**Name of Investment Project:** Revitalization of the 'Flamurtari' Stadium in Vlora city, reconstruction/reconception of the pool and sports palace, and the requalification of the surrounding area

**Contract Title:** Development of the ‘Flamurtari’ Stadium in Vlora

city, reconstruction/reconception of the pool and

Sports palace, and the requalification of the

surrounding area, through enterpreneurship

1. The Albanian Investment Corporation, here "Corporate" is a joint-stock commercial company entirely owned by the state, with the Ministry responsible for the economy of the Republic of Albania as its sole shareholder.
2. The Corporation is implementing the investment project “Development and Management of State Properties”, which includes the sub-project “Revitalization of the 'Flamurtari' Stadium in Vlora city, reconstruction/reconception of the pool and sports palace, and the requalification of the surrounding area” (hereinafter referred to as “the project”), through the legal instrument of entrepreneurship in relation to certain public properties that will be allocated for development, as specified in Section IV, Subsection 2, Property Information, of the Qualification Document.
3. The investment project aims to transform state-owned properties that currently show signs of wear, degradation, and outdated, non-contemporary infrastructure, where existing conditions indicate the need to improve their quality. The public interest pursued by the investment project lies in enhancing the country's sports infrastructure and energizing the city by fostering the development of urban areas where the properties are located. The project is implemented through a partnership model, where the Corporation acts as the developer and intermediary between the public institution that seeks to develop its properties and benefit from improved assets, and the private partner, who possesses the financial, human, and executive resources and has a vested interest in carrying out the investment project.
4. The private partner ensures the profitability of the investment made by avoiding any bureaucracy and ambiguity regarding the property’s status, the acquisition of permits, as well as any interaction with public authorities. In collaboration with the Corporation, the private partner also contributes to achieving the public objective of this investment project.
5. Through this international public competitive procedure, the Corporation aims to select a private partner, in the role of the Entrepreneur for the development of the property through entrepreneurship, by implementing the architectural concept proposed by the consortium “XDGA | Consulting and Management Albania ltd | Jeshile Landscape | Bollinger + Grohmann Sarl | Ledia Kostandini”.
6. The entity responsible for drafting the detailed design and the necessary documentation required to obtain the construction permit has been selected through a design competition and is recognized as the "Designated Subcontractor" by the Corporation, in accordance with the provisions regarding “Designated Subcontractors” in the Guidelines for Applicants within the Qualification Document. The “Designated Subcontractors” for the project are listed in Section IV, Subsection 4, Designated Subcontractors, of the Qualification Document.
7. The competition procedure for the selection of the Private Partner will be carried out through the competitive selection procedure with envelope, with two stages, namely the qualification stage and the selection stage, as specified in the "Regulations for the Competition Procedure", published on the official website of Corporation [link](https://cdn.sanity.io/files/1ag8k8v1/production2/68609834ce3a3b531d0c16c7bda52e5d43c3cbf6.pdf). The procedure is open to all subjects, natural or legal persons, private or public, domestic or foreign.
8. This Notice of the Competitive Procedure opens the first stage of the competition for the selection of the Private Partner. Applicants who meet the qualification criteria and undertake the commitments defined in the "Qualification Document" are qualified in this competition procedure. The "Qualification Document" is drawn up in Albanian and English and published on the Corporation's website [link](https://www.aicorporation.al/en/projects/reviving-of-the-flamurtari-stadium).
9. In the first phase, qualified candidates, in addition to meeting the qualification criteria, must commit to fulfilling the following commitments:
10. the commitment to pay the cost for drafting the detailed design and the necessary documentation required to obtain the construction permit, based on the winning architectural concept of the competition, which shall not exceed the amount declared by the designer (the value will be provided by the Corporation upon request);
11. the commitment to pay the cost of taxes, fees, and contributions related to the application for development permits, construction permits, supervision of works, or any phase of the property’s development up to the registration of the developed property;
12. the commitment to register the new property and to transfer the Corporation’s respective share, at the expense of the private partner;
13. the commitment to enter into contracts with the “Designated Subcontractors” appointed by the Corporation, for the detailing of the architectural concept and the preparation of the detailed design and the necessary documentation required to obtain the construction permit, according to the architectural concept provided in this procedure;
14. the commitment that, upon the Corporation’s request, the architectural concept for the new revitalized 'Flamurtari' Stadium in Vlora city, reconstruction/reconception of the pool and sports palace, and the requalification of the surrounding area will be fully developed from the Corporation’s share in the constructed facilities on the state-owned property;
15. the commitment to enter into the entrepreneurship contract and its accompanying agreements with the Corporation, and to cover the expenses related to their execution (the amount will be provided by the Corporation upon request).

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

1. The second phase of the competition will be announced only to the candidates qualified in the first phase through the Invitation to Offer. The offers submitted by the candidates in this phase must meet the basic criterion, which is **45% (forty-five percent)** and will be evaluated with the selection criterion, which is:
2. the highest percentage of the area offered to the Corporation based on the basic criterion, calculated over the total square meters developed on the state-owned property (property of the Municipality of Vlora and State property/Corporation property).

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

1. Interested parties may obtain further information from the Corporation at the address provided below during business days between 09:00 and 17:00, local time.
2. Applications can be prepared and submitted in Albanian or English. Any accompanying documents that are in languages other than Albanian or English must be translated into one of these languages.
3. Applications may be delivered by email by hand or by post to the address below **not later than September 30, 2025, at 13:00 local time**.
4. The opening of applications will take place immediately after the submission deadline at the following address:

Korporata e Investimeve Shqiptare

Adresa: Rr. Ibrahim Rugova 5, Sky Tower 7/1, Tirana, Albania

Email: [competition@aicorporation.al](mailto:competition@aicorporation.al);

Adresa e faqes së internetit: <https://aicorporation.al/>