



RAPORTI I VLERËSIMIT TË TENDERËVE

Procedura e Hapur

Në bazë të nenit 59 të Ligjit Nr. 04/L-042 për Prokurimin Publik të Republikës së Kosovës, i ndryshuar dhe plotësuar me ligjin Nr. 04/L-237, ligjin Nr. 05/L-068 dhe ligjin Nr. 05/L-092

Data kur është përgatitur Raporti i Vlerësimit: _____/_____/2025

Nr. i prokurimit ¹	616	025	616-25-249-4-1-3	413
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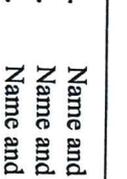
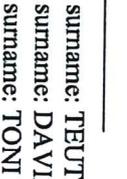
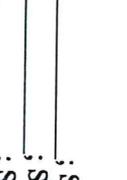
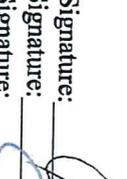
Titulli: Konkurs projektimi për parkun përkujtimor Dr. Ibrahim Rugova dhe biblioteka presidenciale

¹ Të raportohet në çdo dokument apo kërkesë në lidhje me aktivitetin e prokurimit.

Standard Full List of Tender Rankings According to the Award Criterion 'Most Economically Advantageous Tender'¹
 According to Article 60.2 of Law No. 04/L-042 on Public Procurement of the Republic of Kosovo, as amended and supplemented by Law No. 04/L-237, Law No. 03/L-068, and Law No. 05/L-092.

Tenders	Names of the economic operators who submitted responsive tenders	Offered price		Spatial criteria (20 points), include •The relationship between parts and the spatial whole. •The quality of space •Urban environmental harmonization	Programmatic criteria (20 points), include •Functionality and functional reasonableness of the solution. •Rational use of space. •Respect and fulfillment of the design task and spatial program.	Economic criteria (20 points), include •The economic aspect of the designed solution. •The rationality of the solution. •Its maintenance and costs, based on the character of the complex.	Aesthetic criteria (30 points) •Originality of the solution. •Innovation and aesthetic value. •Consistent solution of the whole •Architectural values •Preserving the original condition of the bus station building with a new design of the bus platforms.	Ecological criteria (10 points), include •Conservation and advancement of space. •Energy efficiency • Use of materials	Total Calculation	Order					
		Weight Calculation	30 % Weighted												
1.	3825fx			Calculation	20%	Weighted	Calculation	20%	Weighted	30%	Weighted	10%	Weighted	18,00	5
2.	0422					17			18		24		11	18,40	4
3.	2420KR					17			19		23		11	18,40	4
4.	IB1000					22			18		24		13	19,80	3
5.	1477W					28			23		24		13	22,50	1
6.	C0821D					23			19		26		11	20,40	2
						19			17		24		12	18,00	6

Evaluation Committee:

1. Name and surname: TEUTA JAHA ; Signature: 
2. Name and surname: DAVID MACULLI ; Signature: 
3. Name and surname: TONI GIRONES ; Signature: 
4. Name and surname: DUKAGJIN KASTRATI ; Signature: 
5. Name and surname: APERDITA GASHI SINANAJ ; Signature: 

LISTA E PLOTË STANDARDE E RADHITJES SË TENDERËVE SIPAS KRITERIT TË DHËNIES
"TENDERI EKONOMIKISHT MË I FAVORSHËM"

Sipas Nentit 60.2 të Ligjit Nr. 04/L-042 për Prokurimin Publik të Republikës së Kosovës, i ndryshuar dhe plotësuar me ligjin Nr. 04/L-237, ligjin Nr. 05/L-068 dhe ligjin Nr. 05/L-092

Tenderuesit	Emri i operatorit dhe ekonomistit që kanë dorëzuar Tenderin të përgjigjes hën	Pesh		20%	20%	20%	30%	10%	Llogaritja totale	Radhitja
		€	%							
1.	3825fx	17	17	20	18	24	11	18.00	5	
2.	0422	17	17	22	19	23	11	18.40	4	
3.	2420KR	22	22	22	18	24	13	19.80	3	
4.	IB1000	28	28	23	23	24	13	22.50	1	
5.	1477WW	23	23	23	19	26	11	20.40	2	
6.	C0821D	19	19	18	17	24	12	18.00	6	

Komisioni i vlerësimit:

1. Emri dhe mbiemri: TEUTA JAJHA ; Nenshkrimi:
2. Emri dhe mbiemri: DAVID MACULLA ; Nenshkrimi:
3. Emri dhe mbiemri: TONI GIRONES ; Nenshkrimi:
4. Emri dhe mbiemri: DUKAGJIN KASTRATI ; Nenshkrimi:
5. Emri dhe mbiemri: AFERDITA GASHI SINANAJ ; Nenshkrimi:

Narrative Evaluation Report “Ibrahim Rugova Memorial Park and Presidential Library”

Jury Statement – 29 July 2025

Following a two-day evaluation session, the jury has reached the following conclusions regarding the submitted competition proposals.

The overall quality of the submitted material did not meet the expectations of the jury. The poor standard of many proposals hindered the jury from expressing a unanimous preference, as none of the entries successfully fulfilled the objectives and requirements outlined in the competition brief.

Given the symbolic and practical significance of this project locally, nationally, and internationally the jury evaluated the proposals with a high sense of responsibility. The importance of this endeavor demands excellence not only in architectural and artistic expression but also in conceptual, ecological, social, and humanistic dimensions.

General Observations

The jury has compiled a list of overarching remarks, which apply broadly to most of the submissions. Out of respect for the efforts of all participants, and due to the repetitive nature of the shortcomings identified, individual assessments were initially considered unnecessary but for the sake of transparency they have also been elaborated below, based on the evaluation, starting from the project with the fewest points to the one with the most points.

We have carried out our task in service of the city, its citizens, and its authorities, and hereby submit our evaluation to the relevant authorities for further consideration.

Urban Relations and Park Design

The overall outcome of the competition is unsatisfactory due to a general lack of detail in the submitted proposals. Key concerns include:

- **Interpretation of Scale:** The scale and scope of the intervention have been inconsistently interpreted. Proposals featuring a single, compact volume were considered most suitable for the site, preserving open green space and supporting ecological sustainability.
- **Site Placement:** The library should ideally be situated in the **southern** portion of the triangular plot. This positioning optimizes the visual openness of the park, which is essential given the limited overall area. Most proposals did not adopt this strategy. Other placements would not be necessarily considered inappropriate, as far as they would increase value to the whole.

- **Urban Connectivity:** A broader conceptual and urban analysis is required to strengthen links between the new park and its surroundings particularly with the adjacent western green areas and the urban fabric. Only a few entries addressed this critical aspect, despite the evident need for meaningful spatial continuity.
- **Topography and Heritage:** Proposals must respect the existing topography and preserve the integrity of historical monuments on site. Minimal earthworks are recommended. Unfortunately, this was inadequately addressed in most proposals.
- **Public Space Concept:** There was a general lack of a strong, cohesive vision for the park as a vital public space for community interaction and urban life.
- **Cultural and Historical Sensitivity:** The presence of graves and monuments must be respected without imposing hierarchies. Graves **cannot** be moved or relocated, and building boundaries must conform to the city's regulatory plan.
- **Lack of Key Landscape Information:**
 - Absence of a planting plan with native species, sizes, and seasonal characteristics.
 - Weak or missing landscape concepts supported by ecological reasoning.
 - Insufficient attention to soil permeability and maintenance strategies.
 - Any proposed water features must align with a sustainable and justified design logic.

Library Building

Some proposals successfully minimized the library's visual impact by treating the building as a **pavilion within the park**, which was appreciated. However, several crucial aspects were inadequately addressed:

- **Architectural Expression:** The building should communicate openness, permeability, and a welcoming atmosphere. Few proposals achieved this. Formal concepts based on **centripetal or symmetrical shapes** such as circles often created a **detached or monumental impression**, which is counterproductive for a civic and democratic space.
- **Climate Responsiveness:** Many proposals failed to consider orientation and solar exposure. Excessive use of **unprotected glass façades** raises serious concerns about energy efficiency, thermal comfort, and sustainability. Passive energy solutions must be prioritized.
- **Architectural Language:** The library must:
 - Maintain a **friendly, sincere, and lasting architectural presence**, emblematic of Prishtina's civic identity.
 - Offer rational and flexible internal functions.
 - Include **canopies and porches** for shade and rain protection, enhancing usability and comfort.
 - Avoid monumental or austere expressions that may evoke authoritarian symbolism, which conflicts with the democratic and inclusive values represented by President Ibrahim Rugova.
 - Integrate the **underground parking** within the building footprint to preserve green areas and support soil permeability.

Reminders:

- Architecture must balance ethics and aesthetics **ethics before aesthetics**.
- Excessive use of glass contradicts the goals of a sustainable and energy-efficient structure.
- The library should foster a sense of calm, belonging, and accessibility.

Green Design and Planting

A specific statement by jury members regarding the **green aspects** of the proposals:

The use of vegetation must not be speculative, symbolic, or decorative without function. Vegetation plays a vital role in human habitats and must be approached with knowledge and respect. Good architecture integrates greenery whether deciduous trees, horizontal roof gardens, or climbing plants based on functional benefits such as:

1. Seasonal adaptability (shade in summer, sun in winter).
2. Cooling through **evapotranspiration** and improved **ventilation**.
3. Wind protection (especially through evergreen species).

Cultural Heritage

The treated site is protected under the Law on Cultural Heritage and includes the designated monument “Cemetery of the National Liberation War (LNÇ) Martyrs.” It is therefore important to mention that a significant number of proposals did not align with the principles, approach, and criteria required for the appropriate treatment of a site with such protected status.

Individual assessments of projects:

Project Code: C0821D / Total Points: 18.00

Proposal C0821D presents a fragmented approach to the site, treating the park as a collection of separate elements rather than as a cohesive, integrated landscape. The library building is conceived as one isolated component among these, rather than as a central, unifying civic structure.

The placement of the building on the site is also not optimal, missing the opportunity to strengthen connections with the surrounding context and key spatial relationships within the park.

Architecturally, the project appears to draw heavily from a variety of styles and references from the past 25 years. This collage-like composition results in a design that feels driven by surface treatment rather than a clear, original concept.

The overall interior concept is considered to be inadequate in terms of functionality. As well it underlines an attitude at building a collage of elements that hardly can be related to a pleasant experience of the core values of the library.

As a result, the jury considers the project to lack a distinct identity and sees it as prioritizing visual impression over spatial or conceptual depth. It does not offer a meaningful or site-specific response to the aspirations of the competition.

Project Code: 3825fx / Total Points: 18.00

The proposal for 3825fx demonstrates a commendable effort to engage with the natural topography of the site, introducing a system of terraces and platforms that attempt to connect the city and the park. This approach shows a conceptual sensitivity to the site's slope and presents a degree of spatial articulation. The integration of built elements with landscape features, such as roofs functioning as accessible platforms, reflects an initial intention to merge architecture with terrain.

However, despite this ambition, the resulting urban form is problematic in both scale and character. The proposed structures are disproportionately large relative to the context, and their presence overwhelms the surrounding environment. The overall architectural expression lacks the sensitivity required for a site that demands openness, subtlety, and reverence particularly considering the symbolic and spiritual significance of the monuments present.

The central outdoor space, treated predominantly as a hard-surfaced plaza, misses the opportunity to supporting the natural qualities of a park.

The paved surfaces of the central area that appear carved in the ground, dominate the experience, reducing the potential for meaningful social interaction in a relaxed, green setting.

Furthermore, the proposal neglects critical environmental aspects. The lack of vegetation, shade, and a defined planting strategy results in a space that is likely to be harsh, exposed, and environmentally hardly sustainable.

This contradicts contemporary urban needs for more nature-integrated public spaces and fails to address the pressing need for permeability and climatic responsiveness in park design.

While the project is technically well-developed and complete in its documentation, it does not offer a clear or compelling vision aligned with the aspirations of this important site. It lacks a coherent response to the ecological values essential to a successful urban park and civic institution.

Project Code: 0422 / Total Points: 18.40

Proposal 0422 demonstrates an initial conceptual ambition to organize and define distinct areas within the given site. The project situates the library at the intersection of two parts of the plot, which suggests an attempt to structure spatial relationships and introduce hierarchy. While this positioning may be understood from a conceptual standpoint, it proves inefficient in fully capitalizing on the qualities and potential of a relatively small and sensitive site.

Rather than enhancing spatial openness, the building's placement especially in the northwestern corner near roadways contributes to a fragmented experience of the park. This is particularly evident in the treatment of the western "tongue" of the plot, a critical strip of land that could otherwise serve as a connective element to the larger green areas to the west/Pristina City Park. Unfortunately, the proposal misses the opportunity to strengthen ecological and spatial continuity in this part of the city.

The architectural form a circular volume presents a minimalist and clear gesture. However, this geometry proves problematic in several respects. The circular shape simplifies a site that deserves a more nuanced and responsive design approach. It also results in a building that appears disproportionately large and out of scale, particularly in its proposed placement and in the context of a public park that should feel open and inviting. The volume's proximity to the edge of the site and its formal character lend it a monumental and self-contained quality, which undermines its function as an accessible civic and cultural space.

The design conveys an impression of separation and enclosure rather than openness and integration. The internal courtyard, while potentially offering moments of quietude, lacks a meaningful connection with the rest of the building and surrounding landscape. This spatial disconnect further limits the project's capacity to foster community engagement and interaction.

Additionally, the project does not demonstrate adequate consideration for environmental performance. The orientation of the building and absence of shading elements particularly on east, south and west facing façades raise concerns about sunlight control, thermal comfort, and energy efficiency. Such omissions are critical, especially for a contemporary public building intended to serve as a model of sustainability and human centered design.

Overall, while Proposal 0422 presents a formally coherent and graphically clean design, it falls short of addressing the key challenges and opportunities of the site. Its architectural language and spatial strategies evoke a sense of institutional detachment more aligned with outdated, elitist notions of cultural representation, rather than with current values of openness, inclusivity, and environmental responsibility.

The presented graphic material totally lacks of the minimum quality expected for a competition of this kind and does not receive the trust in a further possible elaboration of it.

Project Code: 2420KR / Total Points: 19.80

Proposal 2420KR is distinguished by its thoroughness, high-quality presentation, and evident professional care in addressing the competition brief. The design demonstrates a thoughtful approach to landscape, architecture, and spatial organization, with particular attention to detail and the relationship between built form and terrain.

The landscaping concept is carefully developed, and the use of vegetation as an active and experiential element is commendable. Few proposals treat planting with this level of seriousness, making it a notable strength of this entry. The intent to create intimate public spaces within the park is also appreciated.

However, the project presents several conceptual and functional challenges. The relocation of existing monuments is a significant flaw, as it undermines the historical integrity of the site. A respectful and viable solution must begin with preserving these elements in place. Since this proposal is conceptually based on their removal and repositioning, its validity is fundamentally compromised.

The overall layout introduces strong axial divisions and a fragmentation of space that limits the perception of openness within this relatively small urban park. Rather than amplifying the site's scale, the park is subdivided into smaller designed zones, reducing its spatial potential.

The library building is conceived as a long, minimalist bar a sculptural gesture that, while elegant in form, feels overly dominant within the context of the site. Its linear placement creates a barrier rather than fostering permeability, and its scale and expression appear too urban and formal for a civic space intended to be welcoming, inclusive, and socially engaging.

A more inviting and porous architectural language encouraging natural movement, curiosity, and a sense of cultural belonging would better suit the mission of a public library and the legacy of the site.

In conclusion, while Proposal 2420KR is notable for its comprehensive approach and refined design language, it falls short in critical aspects such as monument preservation, spatial openness, and the emotional accessibility of its architecture. It offers valuable ideas but lacks the overall coherence and sensibility required to meet the full ambition of the competition.

Project Code: 1477WW / Total Points: 20.40

Proposal 1477WW presents an inviting and well-articulated library building with a strong internal layout. The pavilion-like structure and the formation of a quiet courtyard create a friendly and accessible atmosphere appropriate for a contemporary public library. The architectural language, while stylistically current, supports openness and informal social interaction.

However, despite the project's conceptual strengths, several important concerns limit its effectiveness:

Site and Environmental Response: The building's symmetrical and centralized form does not respond well to the site's asymmetrical shape or solar orientation. The extensive use of unprotected glass façades raises serious concerns regarding overheating, thermal discomfort, and energy inefficiency. The proposed green roof appears decorative rather than functionally integrated into a sustainable strategy.

Landscape Design: The landscape has not been sufficiently developed. While the respect shown toward the existing natural terrain is positive, the proposal lacks a cohesive integration of the landscape into the overall concept. This is a missed opportunity to create a more unified park experience.

Relationship to Rugova's Tomb: The proposal places excessive emphasis on Ibrahim Rugova's tomb, resulting in a mausoleum-like space that feels disproportionate and culturally out of context for a contemporary civic park. The scale of excavation and use of concrete for this area is unjustified given the limited functional value and perception of the space, which is not supported by a strong spatial quality or everyday usability.

Construction and Functionality: The project demonstrates a good understanding of interior spatial scale, but the building construction details are problematic. Some glazed roof areas appear inaccessible or unusable due to planting or structural inconsistencies. These issues, while potentially correctable in a later phase, indicate a lack of technical resolution. Furthermore, the presence of an underground parking entrance is noted, but the parking itself is not shown or integrated into the design. Its addition would further compromise the project's already limited sustainability performance.

Conceptual Contradiction: There is a disconnection between the light, pavilion-like image the building aspires to and the heavy, resource-intensive underground interventions required by the proposal. This contrast weakens the credibility of the intended "green building" concept.

In conclusion, while Proposal 1477WW is conceptually strong in its openness, architectural language, and treatment of interior space, it falls short in environmental performance, landscape integration, and sensitivity to the site's symbolic elements. The proposal holds potential but would require significant revision to meet the demands of the competition brief.

Project Code: IB1000 / Total Points: 22.5

Proposal IB1000 is appreciated for its clarity, completeness, and the evident commitment of its authors. The submitted materials are well-prepared and reflect a serious engagement with the task.

The positioning of the library in the southern corner of the site is considered one of the project's strengths. This strategic placement respects the presence of the existing monuments and enhances the relationship between the library, the memorial, and the surrounding neighborhoods. It also allows for optimal solar exposure and visibility from key vantage points.

The landscape design is subtle and carefully considered, with an intention to preserve and enhance the existing qualities of the park. However, the overall concept lacks strength and cohesion. A more defined landscape vision would be necessary to fully support the spatial and symbolic ambitions of the site.

Architecturally, the project does not meet the expectations of the jury. The conceptual reference to Ibrahim Rugova's scarf or tie is seen as a superficial metaphor, which fails to generate a meaningful architectural form or spatial experience. The resulting composition feels arbitrary and lacks the clarity and depth required for a public building of national and international significance.

In summary, while Proposal IB1000 offers a respectful and well-considered site strategy, it ultimately falls short in architectural expression, conceptual strength, and environmental performance. Its merits are evident, but it does not sufficiently respond to the complexity and symbolic importance of the competition brief.

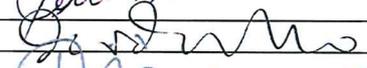
Final Notes

This building is of **national and international importance** and must serve as an icon of integration, sustainability, and civic engagement.

Although the jury acknowledges the efforts of all participants and their engagement with a project of profound national and cultural significance, unfortunately, the submissions overall did not reflect the level of ambition, care, and interdisciplinary excellence required to transform this unique opportunity into a step forward for the **quality of life in Pristina**.

The jury does not recommend awarding a prize or contract to any of the submitted proposals. We trust that the responsible authorities will determine the appropriate course of action whether through cancellation or alternative means to ensure the continued development of this important project.

Evaluation Committee:

1. Name and surname: TEUTA JAHA.....; Signature: 
2. Name and surname: DAVIDE MACULLO.....; Signature: 
3. Name and surname: TONI GIRONES.....; Signature: 
4. Name and surname: DUKAGJIN KASTRATI.....; Signature: 
5. Name and surname: AFERDITA GASHI SINANAJ.....; Signature: 

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Emri dhe mbiemri i Zyrtarit Përgjegjës i Prokurimit: Visar Shehu

Nënshtkrimi: Shehu

Data: 07.08.2025