MINISTRY OF SPORTS AND YOUTH / PROJECT IMPLEMENTATION UNIT

REQUEST FOR INFORMATION (RFI)

Market sounding — Design & Build procurement

MG2030 Student Centre / Athletes' Village — Pristina, Republic of Kosovo

Item	Detail	
Contracting authority	Ministry of Sports and Youth (MSY), Republic of Kosovo — Project Implementation Unit	
Financing	Agence Française de Développement (AFD) sovereign loan. Procurement under AFD procurement guidelines.	
RFI reference	[MSY/MG2030/RFI/001]	
Date of issue	23/10/2026	
Response deadline	06/11/2026	
Response address	msr1@rks-gov.net	
Language	English	
Status	Market consultation only. This is not a tender, not a prequalification and not a call for expressions of interest.	

1. Purpose and status of this Request for Information

The Ministry Sports and Youth (MSY), acting as contracting authority for the renovation and construction of the MG2030 Student Centre and Athletes' Village in Pristina, is finalising the procurement strategy for the works. A Design & Build (D&B) route is under active consideration alongside a conventional sequential route.

Before the strategy is fixed, MSY wishes to hear directly from contractors capable of delivering works of this nature. The purpose of this RFI is to test, with the market, the packaging of the works, the qualification requirements, the extent of design responsibility transferred to the contractor, the achievability of the programme, and the commercial conditions that would materially affect a decision to bid.

What this RFI is not

- It is not a tender, a prequalification, an initial selection or an invitation to bid. No contract will be awarded on the basis of responses.
- It creates no obligation on either side. MSY is not bound to pursue any route, and respondents are not committed to bid.
- Responding is free of charge and confers no advantage. Not responding creates no disadvantage: participation in the future procurement will remain fully open to all eligible firms, whether or not they respond to this RFI.
- No cost incurred in responding will be reimbursed.

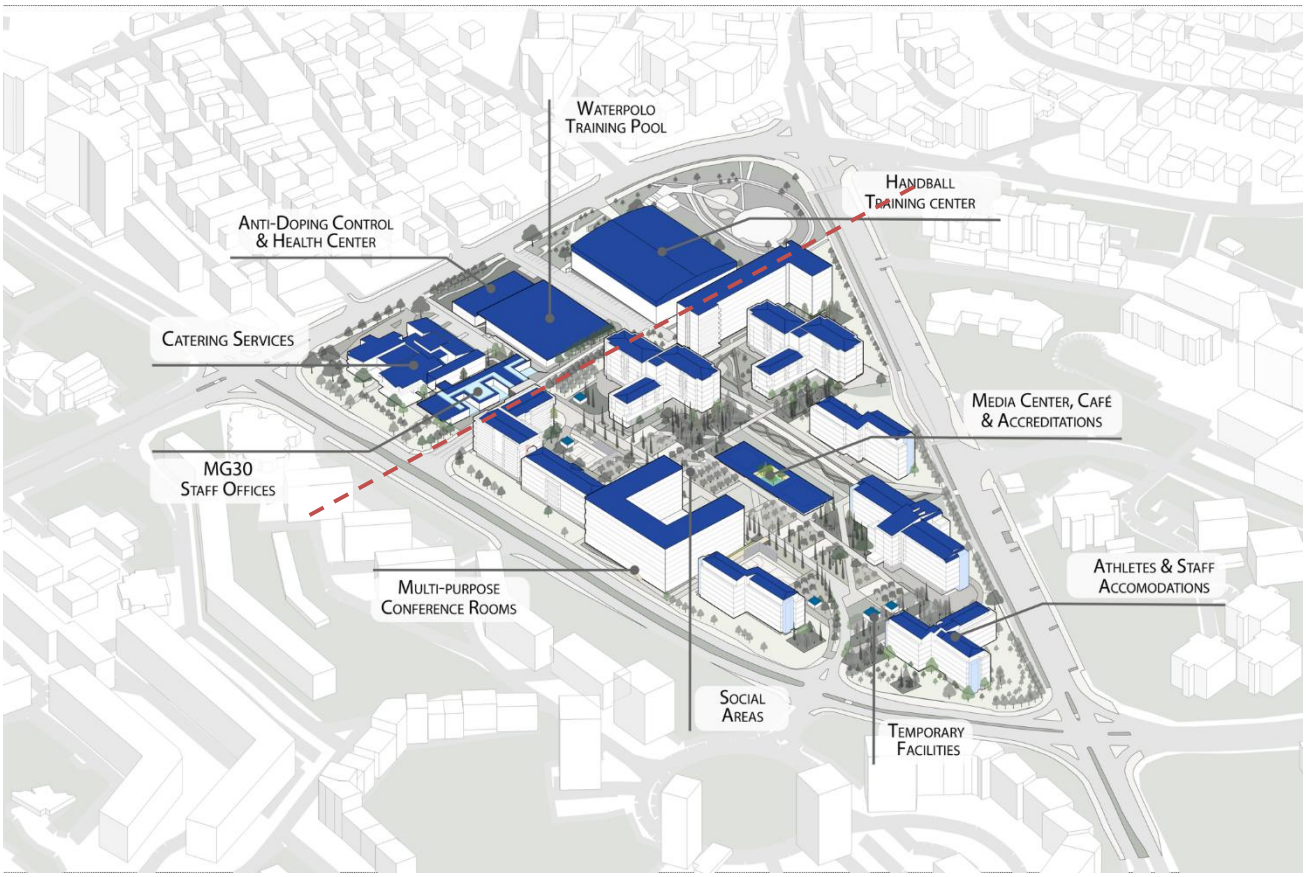
Equal treatment. All information released through this RFI is released to every recipient simultaneously and will be published on DGMarket and MSY website. Any substantive clarification given to one respondent will be circulated to all. Respondents' individual answers will be treated as commercially confidential and will be used only in aggregated, anonymised form in the procurement strategy report submitted to AFD.

2. The project

Kosovo will host the 2030 Mediterranean Games. The Student Centre of the University of Pristina will be renovated and extended to serve as the Athletes' Village during the Games, and returned to student use afterwards.

Parameter	Indicative information
Location	University of Pristina Student Centre campus, Pristina
Scope	Deep renovation of existing student dormitories (energy efficiency, structure, envelope, MEP, fire safety, accessibility, interior fit-out), renovation of the catering and communal facilities, and new-build components : administrative building, new dormitories, semi-olympic swimming pool
Indicative works value	Up to 50 Millions EUR (excluding VAT)
Gross floor area	60 000 m²
Design status	Concept design completed. Schematic design (SD) in preparation by the appointed design consultant and intended to form the employer's requirements for a D&B contract.
Occupancy constraint	The campus will remain open throughout the works. Dormitories must be renovated in sequence, not simultaneously.
Immovable deadline	The works must be completed and commissioned in time for the 2030 Mediterranean Games.

Note to respondents. The figures above are indicative and given solely to allow you to form a view. They do not constitute a commitment as to scope or value.



Digital model 2 3D Model MG30 Overlay strategy

3. Procurement approach under consideration

The D&B route under consideration is a "bridged" design-build model: the Schematic Design is procured for separately, then transfers the detailed design, the design liability from that point forward, and the construction to a single contractor under a lump-sum contract.

Feature	Approach under consideration
Selection	Two-stage: Initial Selection (qualification) followed by invitation to tender to qualified firms only
Eligibility	Open international competition under AFD procurement guidelines. Joint ventures permitted. Foreign firms may bid alone or with a Kosovar partner.
Basis of tender	Employer's requirements built on the completed schematic design, with performance-based specifications for the technical systems
Design responsibility	**Model A,** design and build on bridging documents. The schematic design, and the employer's requirements derived from it, are issued as the contractual basis of the tender. The contractor appoints its own designer, produces the detailed design and carries single-point liability for that design and for the performance of the completed works. MSY retains approval gates but produces no design beyond the schematic stage. **Model B**, lead designer retained by the employer. The consultant who prepared the schematic design is retained by MSY through the detailed design phase and remains the lead designer, safeguarding the design intent. The contractor is responsible for the production design allocated to it, including shop drawings and temporary works, and for the construction. Design liability is shared: the employer's designer answers for the design it produces, the contractor for the construction and for its own design contribution.
Contract form	Lump-sum design and build – AFD Template document
Packaging	One package, or 2 packages. Package sizing is one of the principal questions on which your view is sought.
Supervision	Engineer appointed by MSY

Propose allotement fo the student center

At these stage 2 options are considered: 1 lot for the whole site or a geographical allotment materialized by the dashed orange line above: Lot 1: Services and Sports facilities Zone [10 – 25 Millions €] + Lot 2: Residential Zone [20 – 35 Millions €]

This division aims to ensure architectural coherence within each functional zone and to facilitate more efficient and timely project implementation by assigning separate contracts to specialized contractors.

The separation is justified by the fact that contractors qualified to deliver high-performance sports infrastructure and swimming pools are generally not the same as those specializing in energy efficiency renovation works. Structuring the procurement in this way could attract the most suitable bidders for each component and enhance the quality of construction. Additionally, the road between the north and south campus is a natural separation of the lots.

Indicative timetable

Milestone	Indicative date
Publication of Initial Selection notice	[Q4 2026]
Issue of tender documents to qualified firms	[Q4 2026]
Contract award	[Q2 2027]
Commencement on site	[Q3 2027]
Completion and handover	[Q4 2029] — ahead of Games readiness testing

4. Questionnaire

Please answer the questions below as fully as you are able. Partial responses are welcome and useful: if a question is not relevant to your firm, say so and move on.

A. Respondent identification

Q1. Name of firm, country of registration, and the name, position, email and direct telephone number of the person completing this response.

Response:

Q2. Please summaries your annual construction turnover for the last three financial years, and the largest single building contract your firm has delivered as lead contractor (value, country, year, client). If a jointure venture is envisioned provide the information for each member of the joint venture.

Response:

Q3. Have you previously delivered projects under design-build contracts? If yes, give up to three references with value, country, year and the extent of design responsibility carried.

This is the single most important question for calibrating the qualification criteria.

Response:

Q4. Have you previously delivered projects of energy efficiency renovation? If yes, give up to three references with value, country, year and the extent of design responsibility carried.

This is the single most important question for calibrating the qualification criteria.

Response:

Q5. Have you previously worked in Kosovo, or in the Western Balkans? If yes, in what capacity, and do you hold or could you obtain the necessary registrations and licences?

Response:

B. Interest in the opportunity

Q6. On the basis of the information in Section 2 and 3, would your firm consider bidding for this project? Please answer: yes / probably / unlikely / no, and explain in two or three sentences what drives that answer.

Response:

Q7. If your answer is "unlikely" or "no", what single change would most improve the attractiveness of the opportunity? Please explain why.

Examples: package size, design risk allocation, contract form.

Response:

Q8. Would you bid alone, in joint venture, or as part of a consortium? If in JV, what type of partner would you look for? Please indicate the role of each JV member

Response:

C. Package size and content

Q9. What is the minimum contract value below which a design-build tender would not justify your bid preparation cost? Please give a figure in EUR.

Response:

Q10. Does a package combining deep renovation of occupied existing buildings with new construction make the opportunity more attractive, less attractive, or make no difference? Please explain briefly.

Response:

Q11. Would you prefer a single package covering the whole site, or two packages? If several, on what basis would you split them?

Response:

Q12. Would the inclusion of Furniture and Equipment supply and installation within the Design & Build contract present any difficulties for your company? Are there elements you would prefer to see excluded from a design-build package and procured separately by the employer?

For example specialist fit-out, sport equipment, IT.

Response:

D. Qualification criteria

Q13. Would a requirement for a Kosovar or regional partner, or for a licensed local designer, present a difficulty?

Response:

E. Design risk transfer

Q14. Are you prepared to take single-point responsibility for the detailed design and for the performance of the completed works, on the basis of a schematic design prepared by the employer's consultant?

Response:

Q15. What level of detail in the employer's requirements would you need in order to price the design risk without an excessive contingency? Please be specific.

Response:

Q16. How do you expect to treat the risk of latent defects and unforeseen conditions in the existing buildings? What survey information would you require before bidding, and what would you expect to remain an employer risk?

Response:

Q17. Would you accept performance guarantees on energy consumption or thermal comfort? If so, on what basis and with what measurement regime?

Response:

Q18. Two variants of the Design & Build route are envisioned . Which would you prefer to bid for: Model A or Model B (table of §3) ? Please explain what drives your preference, and indicate what difference, if any, the choice would make to the contingency you carry in your price.

If your answer depends on the level of completion of the schematic design, please say so and state the level you would require.

Response:

F. Programme

Q19. Based on the indicative scope, do you consider the timetable in Section 3 achievable? If not, what is the minimum realistic duration from contract award to completion?

Response:

Q20. How much time would you require to prepare a design-build tender of this nature, from receipt of tender documents to submission?

Response:

Q21. The dormitories must be renovated in sequence because students remain housed on site. How significant a constraint is this for your pricing and programme?

Response:

Q22. Kosovo's construction market will be heavily loaded between 2026 and 2030 by the Mediterranean Games sports programme and by donor-funded energy efficiency programmes. Does this affect your ability or willingness to mobilise? How do you expect to resource the works (own labour, regional labour, local subcontractors)?

Response:

Q23. The contractor will be required to update the ESIA and ESMP, as well as prepare a Contractor's ESMP (C-ESMP). Is securing the necessary E&S expertise anticipated to be challenging, and how heavily would this affect your proposed pricing ?

Response:

G. Commercial conditions

Q24. What advance payment percentage and what maximum payment period would you regard as acceptable?

Response:

Q25. Is AFD template contract, largely unamended, acceptable to you? Are there specific amendments that you would regard as unacceptable?

Response:

Q26. We are considering co-financing the project through an EU facility, which may introduce rules of origin requirements for certain supplies and materials. Under these conditions, a portion of them would need to originate from Europe and neighboring countries. Do you foresee any specific constraints in this regard, and what would be your capacity to comply with these potential requirements?

Response:

Q27. Are there any other conditions, legal, fiscal, logistical or administrative, specific to Kosovo, that would deter you from bidding?

Examples: VAT and customs treatment, work permits for foreign staff, licensing of foreign designers, import of materials, banking and guarantees.

Response:

H. Follow-up

Q28. Do you wish to be notified directly when the Initial Selection notice is published? Please confirm the email address to be used.

Response:

5. How to respond

- Return this document, completed, by email to, msr1@rks-gov.net, by 06/11/2026 at 17h00.
- Attach any company profile or reference list you consider relevant. Please do not send general marketing material in place of answers.
- Questions on this RFI may be sent to the same address. Substantive questions and answers will be published, anonymised, on the MSY website.

Confidentiality. Individual responses will be seen only by the PIU, its appointed advisers and AFD. They will not be disclosed to third parties and will not be published in identifiable form. Findings will be reported in aggregate.