American University in Kosovo
in partnership with
Rochester Institute of Technology

Kosovo Government Buildings
A Future Out of City Center Location
2015-2025

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Investment for Government Buildings During the Past Ten Years

Over the past ten years an average rate 2.30 % of total capital investment went to the maintenance and renovation of government office buildings (see figure below). At this rate for the period of 2015-2025, approximately €144 Million will be budgeted for Government buildings.
Out of City Center Scenarios

- The best scenario
- Optimal scenario
- Least scenario

<table>
<thead>
<tr>
<th>Scenarios</th>
<th>m²</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Best scenario</td>
<td>216 963</td>
<td>€ 103.0 Million</td>
</tr>
<tr>
<td>2 optimal scenario</td>
<td>216 963</td>
<td>€ 67.0 Million</td>
</tr>
<tr>
<td>3 Least scenario</td>
<td>145 213</td>
<td>€ 50.0 Million</td>
</tr>
</tbody>
</table>
Government Office Accommodation 2012

- Majority of Kosovo's Government buildings are not owned by the Government.

- New site will provide:
  - Better function of institutions
  - Respecting the hierarchy
  - Respecting the fundamental principles
Current Situation of Government Accommodation

- Actually institutions of Kosovo’s Government are accommodated in different buildings, as ex:

  - Commercial Center
  - Student’s Center
  - Banks
  - Media Palace
  - Museum, etc.
Map of Prishtina
### Ratio Between the Surfaces of Buildings Used By the Government

<table>
<thead>
<tr>
<th>Buildings</th>
<th>Area m²</th>
<th>Area %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Governments Buildings</td>
<td>92,615.75</td>
<td>39.42</td>
</tr>
<tr>
<td>Socially Buildings</td>
<td>123,962.65</td>
<td>52.77</td>
</tr>
<tr>
<td>Private Buildings</td>
<td>14,294.50</td>
<td>6.08</td>
</tr>
<tr>
<td>Temporary Buildings</td>
<td>4,018.80</td>
<td>1.71</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>234,891.70</td>
<td>100</td>
</tr>
</tbody>
</table>
Planning Purpose and Specific Indicators

- Construction of Government Complex of buildings outside of the City Center Location:
  - Will be in line with EU and international standards
  - Will increase the Functionality
  - Will increase Public access and confidence

- Flexibility and Growth
Planning Purpose and Specific Indicators

- **Design Excellence**
  - Dignity, importance, an individual expression in local context, culture, history, best in architectural planning, design, contemporary thought, etc.
  - Shall be economical to build, operate, and maintain.
  - Shall provide a healthy, safe, and accessible environment for all.
Architecture and Urban Structure – Specific Indicators

- Specific Indicators of Infrastructure and Space
- Indicators of Technical and Ecological Conditions
- Indicators of Economics
- Indicators of Cultural Conditions
Calculation of Space Requirements

- Based on the experiences of the countries in the region, number of employees, as well as rates for the spatial planning below we have these calculations:

<table>
<thead>
<tr>
<th>No.</th>
<th>Employees</th>
<th>Buildings area in m²</th>
<th>Parking area in m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ministries</td>
<td>15</td>
<td>145 213</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20 050</td>
</tr>
<tr>
<td>2</td>
<td>Other Institutions</td>
<td>6</td>
<td>176 913</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40 050</td>
</tr>
<tr>
<td>3</td>
<td>Support buildings</td>
<td>7</td>
<td>31 700</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20 000</td>
</tr>
<tr>
<td></td>
<td>Total:</td>
<td>~ 4 808</td>
<td>176 913</td>
</tr>
</tbody>
</table>

Table 5.1 Necessary surface for government complex - calculated based on some architecture guidelines
Technical Requirements for Government Complex

- Total area for buildings
  (176,913 m²)

- Volume of buildings
  (619,195 m³)

- Total number of employees
  (4,808 employees)
Technical Requirements for Site

- Power supply (power capacity calculation)
- Drinking water supply (the calculation of complex needs)
- Capacity of central heating
- Discharge of wastewater
- Waste management
- Road infrastructure inside complex
- Road infrastructure out site of complex (analyzing)
- Public parking area
Figure 5.5 Proposal scheme for government complex

1-Conference Hall  11-PPRC, PPA  21-MH
2-Primeministry  12-OP  22-MFA
3-Governments hotel and restaurant  13-KTA  23-KPI
4-MAFRD  14-MFE  24-Sport Hall
5-MESP  15-KC  25-Center for Maintenance
6-MI, MTI, CAA  16-MIA  27-Kindergarden
7-MED, ER  17-PRB, CKE  28-GA
8-MJ  18-MEST
9-MPA  19-MCYS
10-KCA, SOK, KIPA, IMC  20-MLSW
Calculation of Approximately Project Cost, Ideas for Finance and Management of Project

- The Idea and the Propose Manner in which this Project will be Finance:
  1. Kosovo Budget
  2. Concession
  3. Grants
## Concept of Investment Program

### Estimate of investment for design of Government complex of buildings

<table>
<thead>
<tr>
<th>No</th>
<th>Description</th>
<th>€ / m²</th>
<th>m²</th>
<th>Value in €</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Information collection and compilation of project assignment</td>
<td></td>
<td></td>
<td>DEBM</td>
</tr>
<tr>
<td>2</td>
<td>Conceptual project for buildings</td>
<td>2.7</td>
<td>216 963</td>
<td>585 800</td>
</tr>
<tr>
<td>3</td>
<td>Conceptual project for infrastructure</td>
<td>0.4</td>
<td>80 000</td>
<td>32 000</td>
</tr>
<tr>
<td>4</td>
<td>Geomechanical reaschars</td>
<td>0.45</td>
<td>80 000</td>
<td>36 000</td>
</tr>
<tr>
<td>5</td>
<td>Design of the main project</td>
<td>9.0</td>
<td>216 963</td>
<td>1 952 667</td>
</tr>
<tr>
<td>6</td>
<td>Design of the main project for infrastructure</td>
<td>1.3</td>
<td>80 000</td>
<td>104 000</td>
</tr>
<tr>
<td>7</td>
<td>Revising of the project</td>
<td>1.1</td>
<td>216 963</td>
<td>238 659</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>2 949 126</strong></td>
</tr>
</tbody>
</table>

### Estimate of investment for construction of Government complex of buildings

<table>
<thead>
<tr>
<th>No</th>
<th>Description</th>
<th>€ / m²</th>
<th>m²</th>
<th>Value in €</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Construction of buildings</td>
<td>440</td>
<td>216 963</td>
<td>95 463 720</td>
</tr>
<tr>
<td>2</td>
<td>Construction of infrastructure</td>
<td>55</td>
<td>80 000</td>
<td>4 400 000</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>99 863 720</strong></td>
</tr>
</tbody>
</table>

**Based on these calculations design - construction of Government Complex of Buildings and Infrastructure requires investment of approximately € 103 Million**
Forecasting of Capital Investment for three Incoming Years

- Based on past ten years an average rate of 2.30% of capital investment went for Government buildings.
- Forecast budget for 2013-2015 indicate that €43 Million capital investment for government buildings.

<table>
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<tr>
<th>Years</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Kosovo Budget</td>
<td>€ 1,555 Billion</td>
<td>€ 1,599 Billion</td>
<td>€ 1,650 Billion</td>
</tr>
<tr>
<td>Planned Capital investment</td>
<td>€ 620 Million</td>
<td>€ 625 Million</td>
<td>€ 633 Million</td>
</tr>
<tr>
<td>Planned to invest ~ 2.30% from capital budget</td>
<td>€ 14.2 Million</td>
<td>€ 14.4 Million</td>
<td>€ 14.5 Million</td>
</tr>
</tbody>
</table>
Final Recommendations

- Four main recommendations why to plan a future Kosovo Government buildings out of city center location are:
First Recommendation

Logistical and Economical Benefits

- Collecting all institutions in one place
  - Improve collaboration
  - Saving time
  - Decrease the logistical expenditure
Second Recommendation

**Major cost savings**

- The new out of city center site will provide:
  - Superior working space
  - Will fulfill needs of employees
  - Government will make major cost saving

<table>
<thead>
<tr>
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<th>Cost Saving</th>
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<td>€ 50.0 Million</td>
<td>€ 93.0 Million</td>
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Third Recommendation

Development of urban areas out of city center location

- Possibility to make best solution for accommodation
- Good opportunity to develop new site of Prishtinë outside of the city
Fourth Recommendation

Heritage Value

- Developing commercial growth in downtown.
- Returning social buildings to the original owners.
- Returning the identity and value of the center of the city.
Thank You for Attention

Questions