



REPUBLIKA E SHQIPERISE

FONDI SHQIPTAR I ZHVILLIMIT (FSHZH)

ALBANIA INFRASTRUCTURE AND TOURISM-ENABLING PROGRAM
(AITP)

Component B: "Improving Touristic Offer through Rehabilitation,
Reconstruction and Upgrade of Municipal and Transport Infrastructure"

Contract Ref. No. EBRD/AITP/W/2023/28

**Contract title : "Reconstruction and Upgrade of Transport and
Municipality Infrastructure- Improvement of Beach Promenade in
Durrës (PHASE-1 Façade and Promenade Rehabilitation)"**

NON-TECHNICAL SUMMARY (NTS)



**FONDI SHQIPTAR
I ZHVILLIMIT**

ALBANIAN DEVELOPMENT FUND



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"FUSHA" Ltd

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1. Construction Contract Ref. No. EBRD/AITP/W/2023/28 - " Reconstruction and Upgrade of Transport and Municipality Infrastructure- Improvement of Beach Promenade in Durres (PHASE-1 Façade and Promenade Rehabilitation)"

1.1 Project Background

The project is implemented by the Albanian Development Fund (ADF) within the framework of the Albanian Infrastructure and Tourism Enabling Programme (AITP). The programme is financed through a grant from the European Union and a loan from the European Bank for Reconstruction and Development (EBRD).

The project aims to improve urban infrastructure, mobility, public spaces and the attractiveness of Durrës as a tourism and economic destination.

1.2 Project Location

The project is located in the Municipality of Durres and includes two intervention areas:

Façade of the objects on the left side of the Promenade.
Promenade Rehabilitation, located along the seafront.

1.3 Description of Works

Reconstruction and Upgrade of Transport and Municipality Infrastructure- Improvement of Beach Promenade in Durres (PHASE-1 Façade and Promenade Rehabilitation)" is a sub-project implemented by the Albanian Development Fund within the framework of the Albanian Infrastructure and Tourism Enabling Programme. This initiative supports innovative models of local economic development that leverage tourism potential and is financed through a grant from the European Union and a loan from the European Bank for Reconstruction and Development (EBRD).

The project includes the reconstruction of:

1. Façade of the objects, on the left side of the Promenade
2. Promenade Rehabilitation, located along the seafront.

This investment aims to improve urban infrastructure, mobility, public spaces, and to increase the attractiveness of Durrës as a tourist and economic destination.

➤ Promenade rehabilitation and Façade

The Project area extends along the main beach promenade corridor, including adjacent building façades facing the seafront. The promenade serves as a major recreational, tourism, and public access zone connecting residential, commercial, and hospitality areas.

The area is characterized by:

- Urban residential and mixed-use buildings;
- High seasonal tourist activity;
- Direct proximity to the Adriatic coastal environment;
- Public infrastructure including pedestrian walkways, lighting systems, and street furniture.

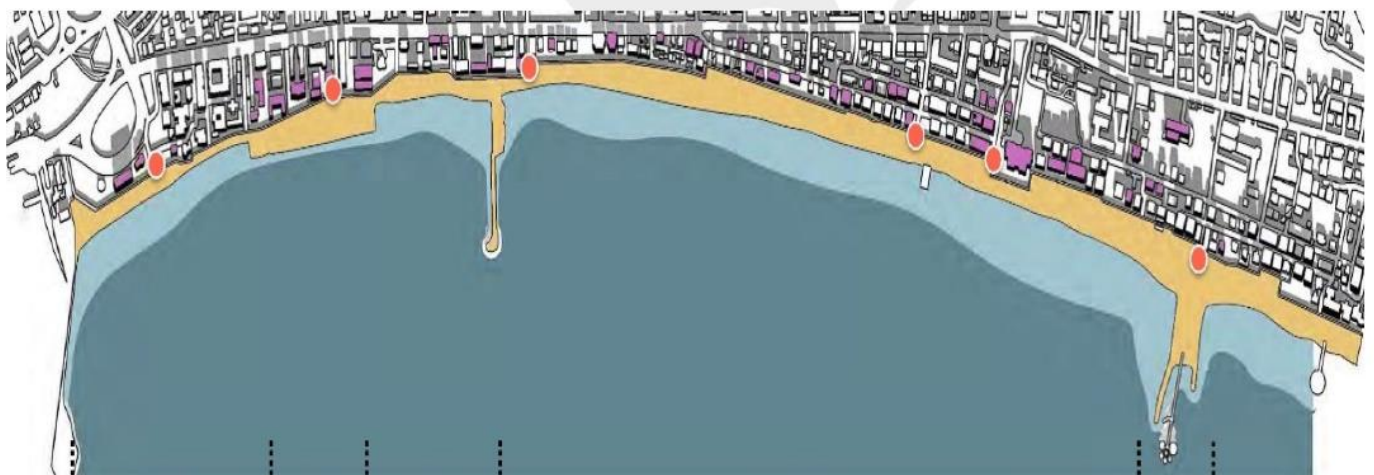
This promenade is a total of 1100m long which includes the following main works:

The promenade which is divided into two segments:

- a) The first segment whose width is 13m
- b) The second segment whose width is 9m

In both segments three lanes are foreseen:

1. Pedestrian lane
2. Bicycle lane
3. Running track



Project description

Also in the implementation project is foreseen urban furniture which consists of

- 1- Greening
- 2- Hydro sanitary nodes
- 3- Lighting of the promenade
- 4- Filling with sand the beach part with a width of 35m

In the implementation project are also foreseen interventions in the two runways which also have urban furniture and interventions in the infrastructure part.

In this project, being an area in development and with great tourist potential, the rehabilitation of the facades of some buildings are also foreseen. In total, interventions are foreseen in 43 objects in which the capot system with all elements is included

Description of the Change Order

During the implementation of the works for the "Reconstruction and Improvement of Transport and Municipality Infrastructure - Improvement of the Beach Promenade in Durres (PHASE-1 Rehabilitation of the Facade and Promenade)", the Contractor faced various technical, financial and social events and problems. Here is a brief description of these circumstances and events:

1- Referring to the letter received from the Municipality of Durres on 16.10.2024 with No. Prot. 8534/5. In which it was requested:

Since the Municipality of Durres is the beneficiary of the project, it is requested that the current project be coordinated with the Durres Yacht Marina project. And since their project will also extend to the project area being implemented by the ADF, we request that the beach protection method be re-evaluated, and we also request the expansion of the sand strip.

2- Referring to the letter received on 07.02.2025 with No. Prot. 2034 requesting a review of the technical project by removing the works foreseen for the two runways. This review will minimize the social impact of this project, will facilitate the allocation of the budget for filling the coastline with sand and will be coordinated with the Durres Yacht Marina Project.

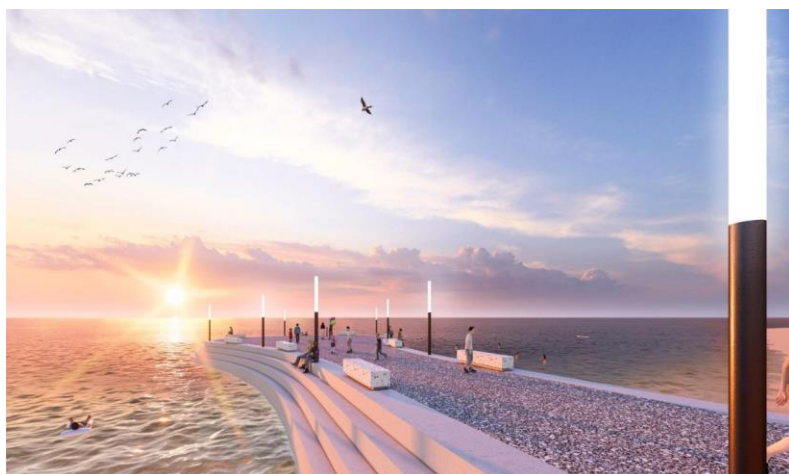
3- Referring to the letter from the Albanian Development Fund with No. Prot.510/1 dated 11.02.2025. In which it was cited: In cooperation with the Supervisor, please submit to the ADF the project for the new pier with the revised BOQ

Referring to the above-mentioned reasons, the project was reviewed in terms of volumes and value.

Also in this project, referring to the requests from the Municipality of Durres, the construction of a runway is proposed. This runway will primarily serve to curb sea erosion along the coast, and will also be an accessible runway for visitors with all the relevant elements (lighting, furniture, etc.)

The revised project consists:

- Construction of new pier
- Lighting works for part of the new pier
- Urban pier furniture
- Rehabilitation of facades according to the planned project



1.4 Expected Benefits

The project will provide the following benefits:

- 1) rehabilitation and modernization the beach promenade infrastructure;
- 2) To improve the aesthetic and architectural quality of building façades facing the promenade;
- 3) To enhance pedestrian safety and accessibility;
- 4) To upgrade public lighting and urban furniture;
- 5) To strengthen climate resilience and durability of coastal infrastructure;
- 6) To support sustainable tourism development and local economic growth.

The Project aims to improve urban functionality while minimizing environmental and social impacts in accordance with EBRD Performance Requirements and national legislation.

1.5 Environmental and Social Considerations

The project is being implemented within an existing urban environment and mainly consists of rehabilitation and reconstruction works.

Construction works will be temporary and localized, with measures implemented to control:

- 1) Dust emissions;
- 2) Noise and vibration;
- 3) Construction waste;
- 4) Temporary traffic or pedestrian disruptions.

Appropriate mitigation measures will be implemented, including:

- Dust suppression through watering.
- Limitation of noisy activities to daytime hours.
- Traffic management and signage.
- Maintaining safe pedestrian access wherever possible.

Following completion of the works, the project is expected to result in improved urban conditions, with no permanent negative environmental impacts anticipated under normal operating conditions.

Also the project is implemented within existing public right-of-way and does not require land acquisition or physical/economic displacement.

No archaeological remains or cultural heritage artefacts have been identified during the construction works to date. Nevertheless, in the event of any unexpected discoveries, the Contractor will implement the Chance Find Procedure and notify the relevant authorities in accordance with applicable legislation.

1.6 Grievance Mechanism

The Contractor, FUSHA LTD, has established a site-level grievance mechanism to ensure that all stakeholders have the opportunity to raise complaints, concerns, or suggestions related to project activities.

Grievance submission facilities have been installed at both project sites, including:

- A dedicated complaint box at the Promenade;

A grievance register is maintained by the Contractor to record, track, and address all received complaints and concerns in a systematic and timely manner.

During the reporting period, only one grievance was received from members of the public or civil society organizations in relation to the project.

On the 01.10.2024 the owners of the businesses wanted that during construction, we would not close the access to their property.

The grievance was closed on 25.10.2024, and the representatives deals with the people there.

However, informal concerns were raised by local businesses located along the promenade, requesting that construction activities be avoided during lunchtime hours due to noise generated by construction equipment and machinery. These concerns have been addressed at operational level through site management measures and coordination of works scheduling.

Grievance Register Summary:

- Formal complaints: 1
- Informal concerns: local businesses along Promenade
- Status of concerns: managed at operational level
- Outstanding formal complaints: 1

All grievances, whether formal or informal, are treated with due attention and addressed in accordance with project procedures.

Stakeholders may submit grievances, comments, or requests for information through the following contact details:

Project Manager: Eng. Besnik Lleshi

Telephone: +355692051534

FUSHA Ltd.
E-mail:fusha_shpk@yahoo.com

All grievances received through any communication channel are recorded in the grievance register and addressed in accordance with the project grievance procedure.

1.7 Stakeholders

Key stakeholders include local residents, businesses operating within the project area, visitors and tourists, the Municipality of Durrës, road users and other interested parties. Stakeholder engagement activities are described in detail in the separate Stakeholder Engagement Plan (SEP).

The objective of stakeholder engagement is to ensure that all individuals and groups affected by the project was:

- Informed about project activities
- Provided with opportunities to express concerns
- Able to participate in the decision-making process where relevant

1.8 Conclusion

The project is expected to generate significant social and economic benefits for the Municipality of Durrës through the improvement and modernization of key urban infrastructure, including transport networks, public spaces, and tourism-related facilities.

The rehabilitation of Promenade will strengthen connectivity within the city, while the regeneration of Façade will contribute to the creation of a more attractive in accordance with the promenade.

Together, these interventions are expected to improve mobility, enhance the quality of urban life, and strengthen the overall visitor and tourism experience in Durrës.

From a socio-economic perspective, the project is anticipated to stimulate local economic activity, particularly for businesses operating in and around the project areas, by improving accessibility and attracting increased numbers of residents and tourists. Enhanced public spaces are also expected to foster community interaction and support sustainable urban development.

Potential environmental and social impacts during the construction phase, such as noise, dust, temporary traffic disruption, and restricted access to certain areas, will be temporary in nature and will be managed through the implementation of appropriate mitigation measures in line with EBRD Environmental and Social requirements. These include traffic management planning, dust suppression, controlled working hours, waste management practices, and ongoing stakeholder engagement. In addition, the Contractor carries out environmental and social self-monitoring and submits semi-annual reports to ensure compliance and the effective implementation of mitigation measures.

Overall, the project is expected to deliver long-term positive outcomes for urban development in Durrës, while ensuring that environmental and social risks are effectively identified, mitigated, and managed throughout the entire implementation period

