

333852-2026 - Competition

Slovenia – Construction work – Gradnja dostopnih najemnih stanovanj v Šmartnem pod Šmarno goro

OJ S 93/2026 15/05/2026

**Contract or concession notice – standard regime - Change notice
Works**

1. Buyer

1.1. Buyer

Official name: D.S.U., družba za svetovanje in upravljanje, d.o.o.

Email: info@dsu.si

Legal type of the buyer: Entity with special or exclusive rights

Activity of the contracting authority: Economic affairs

2. Procedure

2.1. Procedure

Title: Gradnja dostopnih najemnih stanovanj v Šmartnem pod Šmarno goro

Description: Predmet pogodbe je gradnja dostopnih najemnih stanovanj v Šmartnem pod Šmarno goro v 1. fazi projekta, in sicer: - dokončanje treh večstanovanjskih objektov (A, B in C), - izgradnja četrtega objekta (D) do tretje podaljšane faze, vse po pravnomočnem gradbenem dovoljenju št. 351-434/2007-24 z dne 17. 10. 2007 in projektni dokumentaciji za izvedbo gradnje, št. projekta 250118, datum izdelave december 2025 in dopolnitev februar 2026, ki jo je izdelal projektant Elea iC d.o.o., Dunajska cesta 21, 1000 Ljubljana.

Procedure identifier: 26385817-373a-40cb-aa7f-54a93e19b410

Internal identifier: 403/26-0096

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

2.1.2. Place of performance

Country subdivision (NUTS): Osrednjeslovenska (SI041)

Country: Slovenia

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0000

Title: Gradnja dostopnih najemnih stanovanj v Šmartnem pod Šmarno goro

Description: Predmet pogodbe je gradnja dostopnih najemnih stanovanj v Šmartnem pod Šmarno goro v 1. fazi projekta, in sicer: - dokončanje treh večstanovanjskih objektov (A, B in C), - izgradnja četrtega objekta (D) do tretje podaljšane faze, vse po pravnomočnem gradbenem dovoljenju št. 351-434/2007-24 z dne 17. 10. 2007 in projektni dokumentaciji za izvedbo gradnje, št. projekta 250118, datum izdelave december 2025 in dopolnitev februar 2026, ki jo je izdelal projektant Elea iC d.o.o., Dunajska cesta 21, 1000 Ljubljana.
Internal identifier: 461233

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

5.1.2. Place of performance

Country subdivision (NUTS): Osrednjeslovenska (SI041)

Country: Slovenia

5.1.3. Estimated duration

Duration: 13 Months

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

This procurement is also suitable for small and medium-sized enterprises (SMEs): yes

Information about previous notices:

Identifier of the previous notice: d41684d2-f4c7-4582-94bc-4266eb64e07f-01

5.1.8. Accessibility criteria

Accessibility criteria for persons with disabilities are not included because the procurement is not intended for use by natural persons

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.10. Award criteria

Criterion:

Type: Price

Description: Merilo za oddajo javnega naročila je ekonomsko najugodnejša ponudba, ki temelji na najnižji skupni ponudbeni ceni (brez DDV).

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 100

5.1.11. Procurement documents

Deadline for requesting additional information: 12/05/2026 13:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Address of the procurement documents: <https://www.enarocanje.si/api/datoteka/get?id=NTI4NjgyO2Rva3VtZW50YWNpamEgdiB6dmV6aSB6IG9kZGFqbyBKTi9QT1BSMi56aXA>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://ejn.gov.si/ponudba/pages/aktualno/aktualno_jnc_podrobno.xhtml?zadevald=72006

Languages in which tenders or requests to participate may be submitted: Slovenian

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 26/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 26/05/2026 11:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Place: Odpiranje ponudb bo javno. Izvede ga samodejno informacijski sistem eJN, v katerega se predložijo ponudbe.

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: DRŽAVNA REVIZIJSKA KOMISIJA ZA REVIZIJO POSTOPKOV ODDAJE JAVNIH NAROČIL

Information about review deadlines: Zakon o pravnem varstvu v postopkih javnega naročanja (Uradni list RS, št. 43/11 s spremembami)

Organisation providing additional information about the procurement procedure: D.S.U., družba za svetovanje in upravljanje, d.o.o.

8. Organisations

8.1. ORG-0001

Official name: D.S.U., družba za svetovanje in upravljanje, d.o.o.

Registration number: 1646877000

Postal address: Dunajska cesta160

Town: Ljubljana

Postcode: 1000

Country subdivision (NUTS): Osrednjeslovenska (SI041)

Country: Slovenia

Email: info@dsu.si

Telephone: 38615894800

Internet address: <http://www.dsu.si>

Roles of this organisation:

Buyer

8.1. ORG-0002

Official name: D.S.U., družba za svetovanje in upravljanje, d.o.o.

Registration number: nimat-500

Postal address: Dunajska cesta160

Town: Ljubljana

Postcode: 1000

Country subdivision (NUTS): Osrednjeslovenska (SI041)

Country: Slovenia

Email: info@dsu.si

Telephone: 38615894800

Internet address: <http://www.dsu.si/>

Roles of this organisation:

Organisation providing additional information about the procurement procedure

8.1. ORG-0003

Official name: DRŽAVNA REVIZIJSKA KOMISIJA ZA REVIZIJO POSTOPKOV ODDDAJE JAVNIH NAROČIL

Registration number: 1332716000

Postal address: Slovenska cesta 54

Town: Ljubljana

Postcode: 1000

Country subdivision (NUTS): Osrednjeslovenska (SI041)

Country: Slovenia

Email: dkom@dkom.si

Telephone: +38612342800

Internet address: <https://www.dkom.si/>

Roles of this organisation:

Review organisation

10. Change

Version of the previous notice to be changed

:

d7167cac-3aec-47a6-80ea-d7450f6955bc-01

Main reason for change

:

Buyer correction

Description

:

Naročnik dopolnjuje reference za gospodarski subjekt in ključni kader s hotelskimi in podobnimi stavbami za kratkotrajno nastanitev; podaljša se rok za sprejem ponudb na dan 26. 5. 2026; bolj razumljiv zapis v 10. členu pogodbe glede kritja zavarovanja; zniža se vrednost zavarovanja za odpravo napak v garancijski dobi na 5% vrednosti z DDV; popravki oz. spremembe v Popisu del v delu kleti »Sanacija AB konstrukcije« in objekta D »SCHOECK sidra«.

Notice information

Notice identifier/version: 79fbc07c-9859-44bc-800a-a45feb96dee5 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 13/05/2026 11:47:03 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Slovenian

Notice publication number: 333852-2026

OJ S issue number: 93/2026

Publication date: 15/05/2026