

494945-2026 - Competition

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

OJ S 136/2026 17/07/2026

**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: 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 (v nadaljevanju: projektna dokumentacija PZI), ki jo je izdelal projektant Elea iC d.o.o., Dunajska cesta 21, 1000 Ljubljana. Za izvedbo naročila ima naročnik 6.484.000,00 EUR zagotovljenih sredstev (brez DDV). Ponudba, ki bo presegla navedeno višino zagotovljenih sredstev, bo kot nedopustna izločena iz postopka javnega naročanja.

Procedure identifier: fd5f2968-869e-48b7-b74d-7b30a6afe208

Internal identifier: GOI dela DNS Šmartno

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

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45223310 Underground car park 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: 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 (v nadaljevanju: projektna dokumentacija PZI), ki jo je izdelal projektant Elea iC d.o.o., Dunajska cesta 21, 1000 Ljubljana. Za izvedbo naročila ima naročnik 6.484.000,00 EUR zagotovljenih sredstev (brez DDV). Ponudba, ki bo presegla navedeno višino zagotovljenih sredstev, bo kot nedopustna izločena iz postopka javnega naročanja.

Internal identifier: 509671

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45200000 Works for complete or part construction and civil engineering work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45223310 Underground car park 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: 8264a7c8-c3bd-4112-8382-3493b783ec57-01

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: 27/07/2026 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=NTcyMTI0O2Rva3VtZW50YWNpamEgdiB6dmV6aSB6IG9kZGFqbyBKTi9QT1BSMS56aXA>

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=75932

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of tenders: 10/08/2026 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: 10/08/2026 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: no

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

:

8264a7c8-c3bd-4112-8382-3493b783ec57-01

Main reason for change

:

Buyer correction

Description

:

Naročnik podaljšuje rok za sprejem ponudb na dan 10. 8. 2026 in rok za sprejemanje vprašanj na dan 27. 7. 2026, dodaten termin ogleda lokacije na dan 16. 7. 2026 ob 11h; dopolnjuje 4. in 7. člen pogodbe glede sprememb med izvajanjem pogodbe.

Notice information

Notice identifier/version: 9740849a-ffd7-418b-8a11-8c777a11f47d - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 16/07/2026 14:53:20 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Slovenian

Notice publication number: 494945-2026

OJ S issue number: 136/2026

Publication date: 17/07/2026