



**Protim Ržišnik Perc**  
ARCHITECTS AND ENGINEERS

With responsibility from the project outline to building commissioning – this is the main principle of Protim Ržišnik Perc. We are currently employing over 90 independent architects and engineers. Our extensive professional competences have allowed us to deliver a number of quality projects throughout our years on the market. We are set to continue on our path and hope to meet and work with you along the way.

### We have implemented BIM!

Based on many years of experience in integrated design our architects and engineers have successfully implemented BIM (Building Information Modeling) in all our professional disciplines in design as well as in the supervision of construction projects.

BIM is today the all-including method of optimizing the collaboration of designers, end-users and contractors - improving the transparency and allocation of responsibilities.

BIM thus increases the commitment already in the conceptual phase, requires a higher level of care through design and results in digitally modelled building data, which in turn make longterm effects more predictable, risks more controllable as well as expectations and goals of our investors more realistic.

With BIM we achieved a higher level of service performance, which also significantly favours sustainable development.



Andrej Ržišnik

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# Saxonia-Franke manufacturing-warehouse-administrative complex

New construction



→ Services provided: Integrated Design / Project Management / Urban Planning / Architecture / Interior Design / Municipal Engineering / Structural Engineering / Building Systems Design / Construction Management / Consulting and Support Services / Expert Opinions / Energy Consulting / Land Survey / Legal Support

→ Investor / Client: Saxonia-Franke, d.o.o. ([www.saxonia-franke-group.com](http://www.saxonia-franke-group.com))

→ Location: Žirovnica

→ Project data:

Stage 1: Plot: 6.964 m<sup>2</sup> / GBA: 5.392 m<sup>2</sup> / Number of storeys: GF + 2 / Year: 2012

Stage 2: Plot: 8.461 m<sup>2</sup> / GBA: 4.127 m<sup>2</sup> / Number of storeys: GF + 2 / Year: 2017



# Raycap R&D and manufacturing complex

New construction



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- Services provided: BIM / Integrated Design / Project Management / Architecture / Interior Design / Structural Engineering / Building Systems Design / Construction Management / Consulting and Support Services / Land Survey
- Investor / Client: Raycap d.o.o. ([www.raycap.com](http://www.raycap.com))
- Location: Komenda
- Project data: Plot: 14.720 m<sup>2</sup> / GBA: 8.760 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2018





# Filc manufacturing-warehouse-administrative complex

*New construction*



- Services provided: Integrated Design / Architecture / Interior Design / Project Management / Expert Opinions
- Investor / Client: Filc d.o.o. ([www.filc.si](http://www.filc.si))
- Location: Škofja Loka
- Project data:
  - Stage 2: Plot: 23.830 m<sup>2</sup> / GBA: 9.410 m<sup>2</sup> / Number of storeys: GF + 2 / Year: 2012
  - Stage 3: Plot: 17.020 m<sup>2</sup> / GBA: 7.933 m<sup>2</sup> / Number of storeys: GF / Year: 2015



# Manufacturing



Orodjarstvo Knific manufacturing-warehouse-administrative building in Naklo  
*New construction*

- Services provided: Integrated Design / Project Management / Urban Planning / Architecture / Civil Engineering / Structural Engineering / Consulting and Support Services / Land Survey / Legal Support
- Investor / Client: Orodjarstvo Knific d.o.o.
- Location: Naklo
- Project data: GBA: 2.805 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2018



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Volvo Trucks Sales and Service Center  
*New construction*

- Services provided: Integrated Design / Project Management / Architecture / Landscape Architecture / Municipal Engineering / Traffic Design / Structural Engineering / Building Systems Design / Construction Management / Consulting and Support Services / Expert Opinions / Land Survey / Legal Support
- Investor / Client: Volvo d.o.o. ([www.volvotrucks.si](http://www.volvotrucks.si))
- Location: Ljubljana
- Project data: GBA: 2.828 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2017

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Messer air separation unit  
*New construction*

- Services provided: Integrated Design / Project Management / Urban Planning / Architecture / Civil Engineering / Structural Engineering / Consulting and Support Services / Land Survey / Legal Support
- Investor / Client: Messer Slovenija d.o.o. ([www.messer.si](http://www.messer.si))
- Location: Škofja Loka
- Project data: Plot: 9.500 m<sup>2</sup> / GBA: 1.040 m<sup>2</sup> / Number of storeys: GF + 1 / Cold Box height: 52 m / Year: 2018



# Manufacturing projects in construction



## PET PAK manufacturing-warehouse-administrative building in Postojna

*New construction*

- Services provided: BIM / Integrated Design / Project Management / Architecture / Landscape Architecture / Municipal Engineering / Traffic Design / Building Systems Design / Consulting and support services / Expert Options / Land Survey
- Investor / Client: Pet Pak d.o.o. ([www.petpak.si](http://www.petpak.si))
- Location: Postojna
- Project data: Plot: 1,9 ha / GBA: 6.680 m<sup>2</sup> / Number of storeys: GF + 2 / Year: 2018



## SchäferRolls manufacturing and administrative building at the Ljubljana International Airport

*New construction*

- Services provided: BIM / Integrated Design / Project Management / Architecture / Landscape Architecture / Municipal Engineering / Traffic Design / Structural Engineering / Building Systems Design / Consulting and support services / Land Survey
- Investor / Client: SchäferRolls d.o.o. ([www.schaeferrolls.com](http://www.schaeferrolls.com))
- Location: Ljubljana International Airport
- Project data: Plot: 8.550 m<sup>2</sup> / GBA: 4.965 m<sup>2</sup> / Number of storeys: GF + 2 / Year: 2018



## Sales-manufacturing-warehouse building in Grosuplje

*New construction*

- Services provided: Architecture / Building Systems Design / Structural Engineering / Integrated Design
- Investor / Client: Gabrijel alumunium d.o.o.
- Location: Grosuplje
- Project data: GBA: 14.100 m<sup>2</sup> / Number of storeys: GF + 1 + 2 / Year: 2019



# cargo-partner logistics center

New construction



→ Services provided: BIM / Integrated Design / Project Management / Urban Planning / Architecture / Landscape Architecture / Municipal Engineering / Structural Engineering / Building Systems Design / Construction Management / Consulting and Support Services / Expert Opinions / Land Survey / Legal Support

→ Investor / Client: ATL d.o.o.

→ Location: Ljubljana International Airport

→ Project data: Plot: 51.583 m<sup>2</sup> / GBA: 29.120 m<sup>2</sup> / Number of storeys: B (partially) + GF + 3 (partially) / Year: 2018





# TKK high-bay warehouse

New construction

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- Services provided: Integrated Design / Project Management / Architecture / Structural Engineering / Building Systems Design / Construction Management / Consulting and Support Services / Expert Opinions / Land Survey
- Investor / Client: TKK d.o.o. ([www.tkk.si](http://www.tkk.si))
- Location: Srpenica
- Project data: Plot: 22.375 m<sup>2</sup> / GBA: 9.323 m<sup>2</sup> / Number of storeys: B (partially) + GF + 1 (partially) / Year: 2018



# Warehousing and Logistics



Lek high-bay warehouse and packaging center  
*New construction*

- Services provided: Integrated Design / Project Management / Construction Management / Consulting and Support Services
- Investor / Client: Lek d.d. ([www.lek.si](http://www.lek.si))
- Location: Lendava
- Project data: Plot: 10.180 m<sup>2</sup> / GBA: 5.300 m<sup>2</sup> / Number of storeys: partially GF, partially GF + 2 / Year: 2016



Tinex business-warehouse building  
*New construction*

- Services provided: Integrated Design / Project Management / Interior Design / Urban Planning / Architecture / Structural Engineering / Building Systems Design / Construction Management / Expert Opinions / Land Survey
- Investor / Client: Tinex, d.o.o. ([www.tinex.si](http://www.tinex.si))
- Location: Šenčur
- Project data: GBA: 4.629 m<sup>2</sup> / Number of storeys: partially GF, partially GF + 1, partially GF + 2 / Year: 2015



Saubermacher hazardous waste recycling centre  
*Reconstruction*

- Services provided: Construction Management / Consulting and Support Services / Expert Opinions
- Investor / Client: Saubermacher Slovenija d.o.o. ([www.saubermacher.si](http://www.saubermacher.si))
- Location: Kidričevo
- Project data: GBA: 6.120 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2015



# Vitli Krpan office building

*New construction*

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- Services provided: Integrated Design / Project Management / Architecture / Interior Design / Structural Engineering / Construction Management / Expert Opinions / Energy Consulting
- Investor / Client: Pišek – Vitli Krpan, d.o.o. ([www.vitli-krpan.com](http://www.vitli-krpan.com))
- Location: Šmarje pri Jelšah
- Project data: GBA: 653 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2016



# Knauf Insulation Experience Center

New construction

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→ Services provided: BIM / Integrated Design / Project Management / Architecture / Interior Design / Structural Engineering / Building Systems Design / Consulting and Support Services

→ Investor / Client: Knauf Insulation d.o.o. ([www.knaufinsulation.si](http://www.knaufinsulation.si)) Škofja Loka

→ Project data: Plot: 900 m<sup>2</sup> / GBA: 832 m<sup>2</sup> / Number of storeys: GF + 2 / Year: 2018





# Office



**Krka pharmaceutical company administrative building**  
*New construction*

- Services provided: BIM / Integrated Design / Architecture / Interior Design / Landscape Architecture / Structural Engineering / Building Systems Design / Consulting and Support Services / Expert Opinions
- Investor / Client: Krka, d.d. Ljubljana ([www.krka.biz](http://www.krka.biz))
- Location: Ljubljana
- Project data: Plot: 3.474 m<sup>2</sup> / GBA: 13.727 m<sup>2</sup> / Number of storeys: 4 B + GF + 3 / Year: 2017



**Kobra plus-energy office building**  
*New construction*

- Services provided: Integrated Design / Project Management / Architecture / Interior Design / Expert Opinions / Energy Consulting
- Investor / Client: Kobra Team, d.o.o. ([www.kobra.si](http://www.kobra.si))
- Location: Šentjernej
- Project data: Plot: 3.503 m<sup>2</sup> / GBA: 1.437 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2011



**Prize**  
*GreenBuilding Integrated Design Award 2014 (GreenBuilding Programme, European Commission)*



**Cubis business center**  
*New construction*

- Services provided: Integrated Design / Project Management / Architecture / Interior Design / Construction Management / Expert Opinions / Land Survey / Energy Consulting / Valuations / Legal Support / Facility Management
- Investor / Client: RP investicije d.o.o. ([www.rpi.si](http://www.rpi.si), [www.cubis.si](http://www.cubis.si))
- Location: Šenčur
- Project data: Plot: 7.347 m<sup>2</sup> / GBA: 17.840 m<sup>2</sup> / Number of storeys: 2 B + GF + 2 / Year: 2010



# Emergency center at the Jesenice General Hospital

Reconstruction and extension



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- Services provided: Integrated Design / Project Management / Architecture / Structural Engineering / Expert Opinions / Land Survey
- Investor / Client: Ministry of Health / Jesenice General Hospital ([www.sb-je.si](http://www.sb-je.si))
- Location: Jesenice
- Project data: Plot: 5.175 m<sup>2</sup> / GBA: 4.600 m<sup>2</sup> / Year: 2015



# Healthcare



## Golnik polyclinic

*Reconstruction and extension*

- Services provided: Integrated Design / Project Management / Construction Management / Expert Opinions / Land Survey
- Investor / Client: Klinika Golnik ([www.klinika-golnik.si](http://www.klinika-golnik.si))
- Location: Golnik
- Project data: Plot: 1.088 m<sup>2</sup> / GBA: 1.160 m<sup>2</sup> / Year: 2014



## Dislocated units of Begunje Psychiatric Hospital

*Reconstruction and new construction*

- Services provided: Integrated Design / Project Management / Interior Design / Building Systems Design / Construction Management / Consulting and Support Services
- Investor / Client: Begunje Psychiatric Hospital ([www.pb-begunje.si](http://www.pb-begunje.si))
- Location: Begunje
- Project data: GBA: 414 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2016



## Lek hotel and medical center

*Reconstruction*

- Services provided: Integrated Design / Architecture / Structural Engineering / Building Systems Design / Expert Opinions
- Investor / Client: Kirurgija Bitenc d.o.o. ([www.kirurska-ambulanta.si](http://www.kirurska-ambulanta.si))
- Location: Kranjska Gora
- Project data: GBA: hotel - 1.407 m<sup>2</sup>, surgical center - 2.078 m<sup>2</sup>, rehabilitation center - 1.891 m<sup>2</sup> / Number of storeys: GF + 4 (partially) / Year: 2016



# Sheltered housing in Bled

New construction



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→ Services provided: BIM / Integrated Design / Project Management / Urban Planning / Architecture / Landscape Architecture / Structural Engineering / Building Systems Design / Expert Opinions / Land Survey

→ Investor / Client: Mijaks Bled d.o.o. ([www.mijaks.si](http://www.mijaks.si))

→ Location: Bled

→ Project data: Plot: 6.840 m<sup>2</sup> / GBA: 10.683 m<sup>2</sup> / Number of storeys: B + GF + 2 / Year: 2018





# Terraced houses in Šenčur

New construction

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- Services provided: BIM / Integrated Design / Project Management / Urban Planning / Architecture / Landscape Architecture / Structural Engineering / Building Systems Design / Expert Opinions / Land Survey
- Investor / Client: RP investicije d.o.o. ([www.rpinvesticije.si](http://www.rpinvesticije.si))
- Location: Šenčur
- Project data: Plot: 2.093 m<sup>2</sup> / GBA: 1.300 m<sup>2</sup> / GBA per unit: 161 – 172 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2018





# Residential



## Villa apartment blocks in Šenčur

*New construction*

- Services provided: BIM / Integrated Design / Project Management / Urban Planning / Architecture / Landscape Architecture / Structural Engineering / Building Systems Design / Expert Opinions / Land Survey
- Investor / Client: RP investicije d.o.o. ([www.rpinvesticije.si](http://www.rpinvesticije.si))
- Location: Šenčur
- Project data: GBA: 5.600 m<sup>2</sup> / Number of storeys: 3 B + GF + 2 / Year: 2018 – 2019



## Youth housing Gerbičeva

*New construction*

- Services provided: BIM / Integrated Design / Architecture / Municipal Engineering / Traffic Design / Structural Engineering / Building Systems Design / Consulting and Support Services / Land Survey
- Investor / Client: Stanovanjski sklad Republike Slovenije ([www.ssrs.si](http://www.ssrs.si))
- Location: Ljubljana
- Project data: GBA: 4.436 m<sup>2</sup> / Number of storeys: GF + 3 / Year: 2018 - 2019



## Residential complex »Nad Dolinsko« in Koper

*New construction*

- Services provided: BIM / Integrated Design / Project Management / Architecture / Landscape Architecture / Municipal Engineering / Traffic Design / Structural Engineering / Building Systems Design / Consulting and Support Services
- Investor / Client: Javni stanovanjski sklad Mestne občine Koper ([www.jss-mok.si](http://www.jss-mok.si))
- Location: Koper
- Project data: GBA: 33.000 m<sup>2</sup> / Number of storeys: Object 1 – 2 B + GF + 2; object 2 – 2 B + GF + 5; object 3 – 2 B + GF + 12; object 4 – 2 B + GF + 5 / Year: 2018 - 2019 center: 1.891 m<sup>2</sup> / Number of storeys: GF + 4 (partially) / Year: 2016





## Revitalization of the Hotel Jama - Postojna cave



- Services provided: Integrated Design / Project Management / Construction Management / Expert Opinions / Energy Consulting
- Investor / Client: Postojnska jama d.d. ([www.postojnska-jama.eu](http://www.postojnska-jama.eu))
- Location: Postojna
- Project data: GBA: 7,300 m<sup>2</sup> / Year: 2015



# Cubis Restaurant

New construction



- Services provided: Integrated Design / Project Management / Architecture / Interior Design / Construction Management
- Investor / Client: Ržišnik Perc d.o.o. ([www.rzisnik-perc.si](http://www.rzisnik-perc.si))
- Location: Šenčur
- Project data: GBA: 620 m<sup>2</sup> / Year: 2010



# Leisure and Hospitality



## Hotel under Mt. Vitranc in Kranjska Gora

*New construction*

- Services provided: BIM / Integrated Design / Architecture / Landscape Architecture / Municipal Engineering / Traffic Design / Structural Engineering / Building Systems Design / Consulting and Support Services / Legal Support
- Investor / Client: Private investors / RP investicije d.o.o. ([www.rpinvesticije.si](http://www.rpinvesticije.si))
- Location: Kranjska Gora
- Project data: Plot: 3.717 m<sup>2</sup> / GBA: 8.257 m<sup>2</sup> / Number of storeys: 2 B + GF + 4 / Year: 2018



## Juliana hotel and spring water bottling station

*New construction*

- Services provided: Integrated Design / Architecture / Municipal Engineering / Traffic Design / Structural Engineering / Building Systems Design
- Investor / Client: Hoteli in turizem Rogaška d.o.o.
- Location: Podljubelj
- Project data: Plot: 1.853 m<sup>2</sup> / GBA: 2.835 m<sup>2</sup> / Number of storeys: B + GF + 2 / Year: 2018

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## Golf camp

*New construction*

- Services provided: Architecture / Landscape Architecture / Traffic Design / Municipal Engineering
- Investor / Client: Kamp turizem d.o.o.
- Location: Lesce
- Project data: Plot: 5,9 ha / Year: 2019



# More than 45 Hofer (Aldi Süd) retail centers in Slovenia

*New construction and extension*



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- Services provided: Integrated Design / Project Management / Municipal Engineering / Structural Engineering / Building Systems Design / Construction Management / Consulting and Support Services / Expert Opinions / Land Survey / Legal Support
- Investor / Client: Hofer trgovina d.o.o. ([www.hofer.si](http://www.hofer.si), [www.aldi-sued.de](http://www.aldi-sued.de))
- Location: Slovenia
- Project data: Plot: 7.500 to 10.000 m<sup>2</sup> / GBA of each unit: on average 1.450 m<sup>2</sup> / GBA extension: 300-590 m<sup>2</sup>



# Shopping Center Qlandia Kranj

Extension and new construction



- Services provided: Construction Management / Consulting and Support Services
- Investor / Client: Centrice Real Estate Ljubljana d.o.o. ([www.centrice.eu](http://www.centrice.eu))
- Location: Kranj
- Project data: GBA: 8.508 m<sup>2</sup> / Number of storeys: B + GF / Year: 2017



## RESERVED store in Ljubljana

Finalization control and coordination



## PRIMARK store in Ljubljana

Finalization control and coordination



- Services provided: Construction Management / Integrated Design / Building Systems Design / Consulting and Support Services
- Investor / Client: Reserved Fashion, modne znamke d.o.o
- Location: Ljubljana
- Project data: GBA: 2.300 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2018 - 2019

- Services provided: Construction Management / Integrated Design / Building Systems Design / Consulting and Support Services
- Investor / Client: Primark Trgovine, trgovsko podjetje, d.o.o.
- Location: Ljubljana
- Project data: GBA: 5.100 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2018 - 2019



# Interior design and office equipment Raycap

New construction



- Services provided: BIM / Integrated Design / Interior Design / Construction Management
- Investor / Client: Raycap d.o.o. ([www.raycap.com](http://www.raycap.com))
- Location: Komenda
- Project data: NIA: 2.400 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2018





# Interior design and office equipment Orodjarstvo Knific

New construction



- Services provided: BIM / Integrated Design / Interior Design / Construction Management
- Investor / Client: Orodjarstvo Knific d.o.o. ([www.rodjarstvo-knific.si](http://www.rodjarstvo-knific.si))
- Location: Naklo
- Project data: GBA: 540 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2018





# Interior design and office equipment Vitli Krpan

New construction



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- Services provided: Integrated Design / Interior Design / Construction Management / Expert Opinions
- Investor / Client: Pišek – Vitli Krpan, d.o.o. ([www.vitli-krpan.com](http://www.vitli-krpan.com))
- Location: Šmarje pri Jelšah
- Project data: GBA: 653 m<sup>2</sup> / Number of storeys: GF + 1 / Year: 2016



# Interior Design and Equipment



## Interior design and office equipment Titus *Renovation*

- Services provided: Integrated Design / Interior Design / Building Systems Design / Construction Management
- Investor / Client: Titus d.o.o. Dekani ([www.titusplus.com](http://www.titusplus.com))
- Location: Dekani
- Project data: GBA: 1.380 m<sup>2</sup> / Year: 2016



## Design concept and equipment of the Prokozmetika beauty studio *New construction*

- Services provided: Integrated Design / Interior Design / Construction Management
- Investor / Client: Prokozmetika d.o.o. ([www.prokozmetika.si](http://www.prokozmetika.si))
- Location: Šenčur
- Project data: GBA: 480 m<sup>2</sup> / Year: 2015



## Restaurant and bar renovation at RTV Slovenija *Renovation*

- Services provided: Integrated Design / Architecture / Interior Design
- Investor / Client: RTV Slovenija ([www.rtv slo.si](http://www.rtv slo.si))
- Location: Ljubljana
- Project data: GBA: 250 m<sup>2</sup> / Year: 2018



# Master Plan



## Nova Lama manufacturing and warehouse complex *Expansion*

- Services provided: Master Plan / BIM / Integrated Design / Expert Opinions
- Investor / Client: Titus d.o.o. Dekani ([www.titusplus.com](http://www.titusplus.com))
- Location: Dekani
- Project data: Area: 98.000 m<sup>2</sup> / GBA: 36.000 m<sup>2</sup> / Number of storeys: GF + 3 / Year: 2016



## Industrial complex Lip Bled *Expansion*

- Services provided: Masterplan / Project Management / Consulting and support services / Expert Opinions
- Investor / Client: Lip Bled d.o.o. ([www.lip-bled.si](http://www.lip-bled.si))
- Location: Rečica pri Bledu
- Project data: : Area: 9,8 ha / GBA: 26.850 m<sup>2</sup> / Year: 2016



## Masterplan for the placement of the Regional Hospital for the Gorenjska region in Radovljica *New construction*

- Services provided: Integrated Design / Urban Planning / Consulting and support services / Expert Options
- Investor / Client: Ministry of Health / Municipality of Radovljica ([www.mz.gov.si](http://www.mz.gov.si); [www.radovljica.si](http://www.radovljica.si))
- Location: Ljubljana International Airport
- Project data: Area: 10 ha / Number of storeys: B + GF + 4



# Urban Planning and Landscape Architecture



Urbanistic concept for a residential construction in Šenčur

- Services provided: Integrated Design
- Investor / Client: Land owners
- Location: Šenčur
- Project data: Area: 3,4 ha / Year: 2015



Municipal detailed spatial plan for the Seliše area near Bled

- Services provided: Integrated Design
- Investor / Client: Sberbank banka d.d. / Municipality Bled ([www.sberbank.si](http://www.sberbank.si) / [www.bled.si](http://www.bled.si))
- Location: Bled
- Project data: Area: 5,4 ha / Year: 2015



Business park in the former Bohinjska Bistrica industrial area

*Competiton*

- Services provided: Integrated Design / Urban Planning / Architecture / Landscape Architecture / Consulting and Support Services
- Investor / Client: Municipality Bohinjska Bistrica
- Location: Bohinjska Bistrica
- Project data: GBA: 5.800 m<sup>2</sup> / Year: 2018



# Development Projects



**L8 Airport Business Park**  
*Development of building plots for industry and logistics*

- Services provided: Integrated Design / Urban Planning / Municipal Engineering / Traffic Design / Construction Management / Consulting and Support Services / Land Survey / Legal Support
- Investor / Client: Raiffeisen Leasing d.o.o. ([www.raiffeisen-leasing.si](http://www.raiffeisen-leasing.si))
- Location: Brnik
- Project data: Area: 360.000 m²



**Žirovnica business park**  
*Project Management*

- Services provided: Masterplan / Integrated Design / Project Management/ Urban Planning/ Municipal Engineering / Construction Management / Expert Opinions / Consulting and Support Services / Land Survey / Legal Support
- Investor / Client: RP investicije d.o.o. ([www.rpi.si](http://www.rpi.si))
- Location: Žirovnica
- Project data: Area: 7,5 ha + extension 1,5 ha / Number of plots: 22 / Construction plots: 5,2 ha



**Šenčur business park**  
*Project Management*

- Services provided: Master Plan / Integrated Design / Project Management / Municipal Engineering / Construction Management / Expert Opinions / Land Survey / Valuations
- Investor / Client: RP investicije d.o.o. ([www.rpi.si](http://www.rpi.si))
- Location: Šenčur
- Project data: Area: 25 ha + extension 6 ha / Number of plots: 35 / Construction plots: 16,5 ha



# Infrastructure



## Communal and traffic infrastructure

*New construction and reconstruction*

→ List of projects:

Shopping Center Šiška in Ljubljana - Communal and traffic infrastructure (City Municipality of Ljubljana / SES Spar European Shopping Centers)  
Communal and traffic infrastructure of the L8 airport business park (Raiffeisen Leasing d.o.o.)  
Infrastructure within the EU cohesion project Gorki (City Municipality of Kranj)  
BPT Tržič industrial area revitalization – 2017-2019 (Municipality of Tržič)  
Communal infrastructure in the Seliše area near BLED – 2016-2019 (Municipality of Bled / Sberbank banka d.d.)

## External arrangements

*New construction*

→ List of projects:

cargo-partner logistics center at the Ljubljana International Airport (ATL d.o.o.)  
Raycap R&D and production complex in Komenda (Raycap d.o.o.)  
Orodjarstvo Knific manufacturing-warehouse-administrative building in Naklo (Orodjarstvo Knific d.o.o.)  
More than 45 Hofer (Aldi Süd) Retail Centers in Slovenia  
Sales and Service Center Volvo Trucks in Ljubljana (Volvo d.o.o.)  
Extension of the airport apron at the Ljubljana International Airport (Aerodrom Ljubljana d.d.)

## Sport parks

*New construction*

→ List of projects:

Sport park Šenčur – 2016-2018 (Municipality of Šenčur)  
Sport park Medvode – 2014 (Municipality of Medvode)  
Playgrounds in the sports and recreation park Radovljica – 2008 (Municipality of Radovljica)  
Sport park Lipnica – 2008 (Municipality of Radovljica)

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# Landscape Architecture



## Urban space

*New construction and reconstruction*

→ List of projects:

BPT Tržič industrial area revitalization – 2017-2019 (Municipality of Tržič)  
Business park in the former Bohinjska Bistrica industrial area – 2018 (Municipality of Bohinj)  
Square near Celovška street – 2018 (City municipality of Ljubljana, Nepra d.o.o.)  
Urban areas along the main town street – 2018 (Municipality of Jesenice)

## Living areas and playgrounds

*New construction and reconstruction*

→ List of projects:

Youth housing Gerbičeva – 2018 – 2019 (The Housing Fund of the Republic of Slovenia)  
Municipal detailed spatial plan for the residential area Livada Žovšče in Škofja Loka – 2018 (Municipality of Škofja Loka)  
Recreational areas near Neuhaus Castle – 2017 (Municipality of Tržič)  
Sheltered housing in Bled – 2017 (Mijaks Bled d.o.o.)  
Terraced houses in Šenčur – 2017 (RP investicije d.o.o.)  
Kindergarden and primary school Simon Jenko Kranj – 2017 (City Municipality of Kranj)

## Offices

*New construction*

→ List of projects:

cargo-partner logistics center at the Ljubljana International Airport – 2018 (ATL d.o.o.)  
RAYCAP R&D and production complex in Komenda – 2018 (Raycap d.o.o.)  
Knauf Insulation Experience Center – 2018 (Knauf Insulation d.o.o.)  
KRKA pharmaceutical company administrative building in Ljubljana – 2017 (Krka d.d.)  
Cubis business center – 2010 (RP investicije d.o.o.)



# Civil Engineering



## Pedestrian and bicycle bridge over the A2 highway at the Kranj-vzhod exit

*New construction*

- Services provided: Integrated Design / Project Management / Architecture / Municipal Engineering / Civil Engineering / Structural Engineering / Building Systems Design / Expert Opinions / Land Survey
- Investor / Client: Municipality of Šenčur ([www.sencur.si](http://www.sencur.si))
- Location: Šenčur
- Project data: Span: 60 m / Height: 9,98 m / Width: 3,95 m - 5,05 m / Steel construction: 58 t / Year: 2018



## Chairlifts

*New construction and reconstruction*

- List of projects: Cable car Vitranc 2, Ski Resort Kranjska Gora – 2018 (RTC Žižnice, Kranjska Gora, d.d.)  
Chair lift Luža, Ski Resort Krvavec – 2013 (RTC Krvavec, d.d.)  
Six seat chair lift Jezerca, Ski Resort Krvavec – 2011 (RTC Krvavec, d.d.)  
Two seat chair lift Nordic Center Planica – 2010 (Ministry of Education and Sport)  
Four seat chair lift Tiha dolina, Ski Resort Krvavec – 2008  
Single seat chair lift Gospinca, Ski Resort Krvavec – 2006  
Six seat chair lift Vrh Krvavca, Ski Resort Krvavec – 2006 (RTC Krvavec, d.d.)



## Knauf Insulation industrial chimney

*Reconstruction*

- Services provided: Integrated Design / Project Management / Construction Management / Expert Opinions / Land Survey
- Investor / Client: Knauf Insulation d.o.o. ([www.knaufinsulation.si](http://www.knaufinsulation.si))
- Location: Škofja Loka
- Project data: Height: 65 m / Year: 2014



# Land Survey

## Survey maps

- Purpose: for preparation of spatial plans, for issuance of building permits, for preparation of plans with new status of the land plots
- Reference projects: Hofer trgovina d.o.o., Saxonia-Franke d.o.o., TKK d.o.o. Srpenica, Knauf Insulation d.o.o., Filc d.o.o. Škofja Loka, Raycap Komenda, Municipality of Šenčur, City Municipality of Kranj, Municipality of Radovljica, Municipality of Bled, Municipality of Šentjur, Municipality of Škofja Loka

## Land cadaster and building cadaster entries

- Purpose: land plot border finalization, land plot division, land plot border compensation, building entry
- Reference projects: Hofer trgovina d.o.o., Saxonia-Franke d.o.o., Municipality of Šenčur, City Municipality of Kranj, Municipality of Radovljica, Municipality of Bled, Municipality of Šentjur, Municipality of Škofja Loka

## Land plot consolidation

- Purpose: new division of land plots inside the consolidation area
- Reference projects: Municipality of Šenčur, Municipality of Šentjur, Municipality of Bled, Raiffeisen Leasing d.o.o., Domplan d.o.o., RP investicije d.o.o.

## Marking and leveling

- Purpose: Marking of building outline prior to construction, monitoring of sinking ground
- Reference projects: Hofer trgovina d.o.o., Lidl Slovenija d.o.o., Saxonia-Franke d.o.o., Knauf Insulation d.o.o.



## Service scope and reference projects for drone land survey

- Aerial photography and video: Business park Žirovnica, Saxonia-Franke Žirovnica, Seliše housing (Bled), Volvo Zadobrova, Raycap Komenda, Messer Škofja Loka, Bitnje settlement, TKK Srpenica
- 3D terrain and building modeling for design purposes: Glamping Tržič, Koritno settlement, TKK Srpenica, Lama Dekani, Lek Mengeš, Messer Škofja Loka, Primary school Markovec – Koper, Castle Kamen – Begunje settlement, Gramoznica Ljubno, Lip Bohinj, Knauf Insulation Škofja Loka, NGEN Žirovnica
- DOF (digital ortophoto) for design purposes: Municipality of Škofja Loka - roads, Lipce cemetery, Reteče cemetery, TKK Srpenica, Lama Dekani, OPPN Tacen, OPPN Begunje, Kolodvor Kranj
- Construction excavation monitoring: SES Spar – Shopping center Ljubljana Šiška



# Consulting Services

## Consulting services during decision-making phase for investments

Consulting services providing professional and technical support at all phases of the development process are key for the successful completion of a project.

As a result of our thorough knowledge of all the phases of an investment process – from urban planning, design and construction, to use and maintenance of a constructed building – our team of experts can advise the investor on key decisions regarding suitability, usability and value of the planned development.

- Investment Budget Frame
- Location Analysis and Review According to Key Parameters
- Review and Interpretation of Boundary Conditions for construction
- Technical and Legal Due Diligence
- Feasibility Studies
- Expert Opinions and Valuations
- Legal Support



Retail chain IKEA  
»Technical Due Diligence of locations in Serbia and Slovenia«



Fraport Slovenia  
»Technical Due Diligence of building lands in the airport area in Ljubljana«

## Consulting services during construction phase and handover of building

- Audit and Review of the Project Documentation, Issued Administrative Permits and As-Built Reports
- Representation and Guidance During Changes to Project Solutions and Building Permit Changes
- Day-to-day Advice on Maximizing Value and Construction Supervision
- Supervision Control with Constant Presence at the Construction Site
- Complete Project Closeout
- Consulting, Conceptualization and Introduction of Facility Management



Messer Slovenia  
»Location analysis for the construction of an air separation unit«



Residential and Business Complex Situla Ljubljana  
»Suspension of construction due to general contractor bankruptcy and the threat of investor insolvency«



Administrative and Business Center Koper  
»Suspension of construction due to general contractor and investor bankruptcy«



# Management Team

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Director, Founder  
**Andrej Ržišnik**  
Lead Architect  
Manages the company and leads interdisciplinary project groups



Deputy Director, Founder  
**Urška Pollak**  
Lead Architect  
Consults, leads the field of architectural services and interdisciplinary project groups



Procurement, Founder  
**Sabina Fašmon Muznik**  
Lead Engineer  
Consults, guides and leads investment projects



Deputy Director, Partner  
**Zvonko Sajevec**  
Lead Engineer  
Consults, leads the field of engineering services and interdisciplinary project groups



Deputy Director, Partner  
**Marko Bunderla**  
Lead Engineer  
Consults, leads the field of construction management and interdisciplinary project groups



Assistant Director, Partner  
**Gregor Rožman**  
Legal Advisor  
Consults in real estate development projects and leads legal support projects



Head of Department, Partner  
**Vid Bežan**  
Engineer  
Leads projects, responsible for Supervision and Construction Management



Head of Department, Partner  
**Robert Premrov**  
Engineer  
Leads projects, responsible for Structural Design



Head of Department, Partner  
**Rok Ahačič**  
Engineer  
Leads projects, responsible for Infrastructure, Traffic and Geodesy



Head of Department, Partner  
**Andrej Pureber**  
Engineer  
Leads projects, responsible for Building Systems



Head of Department, Partner  
**Evgenija Petak**  
Architect  
Leads projects, responsible for Urban Planning and Landscape Architecture



Deputy Head of Department, Partner  
**Gregor Bavdaž**  
Engineer  
Leads projects and the Electrical Installations Group



Deputy Head of Department, Partner  
**Alenka Močnik**  
Architect  
Leads architectural projects and interdisciplinary project groups



Deputy Head of Department, Partner  
**Vid Ratajc**  
Architect  
Leads architectural projects and interdisciplinary project groups



# Comprehensive responsibility through integrated cooperation

An unbroken chain of responsibility extending through all the project stages, from the initial concept stage through to end use

## Our project approach

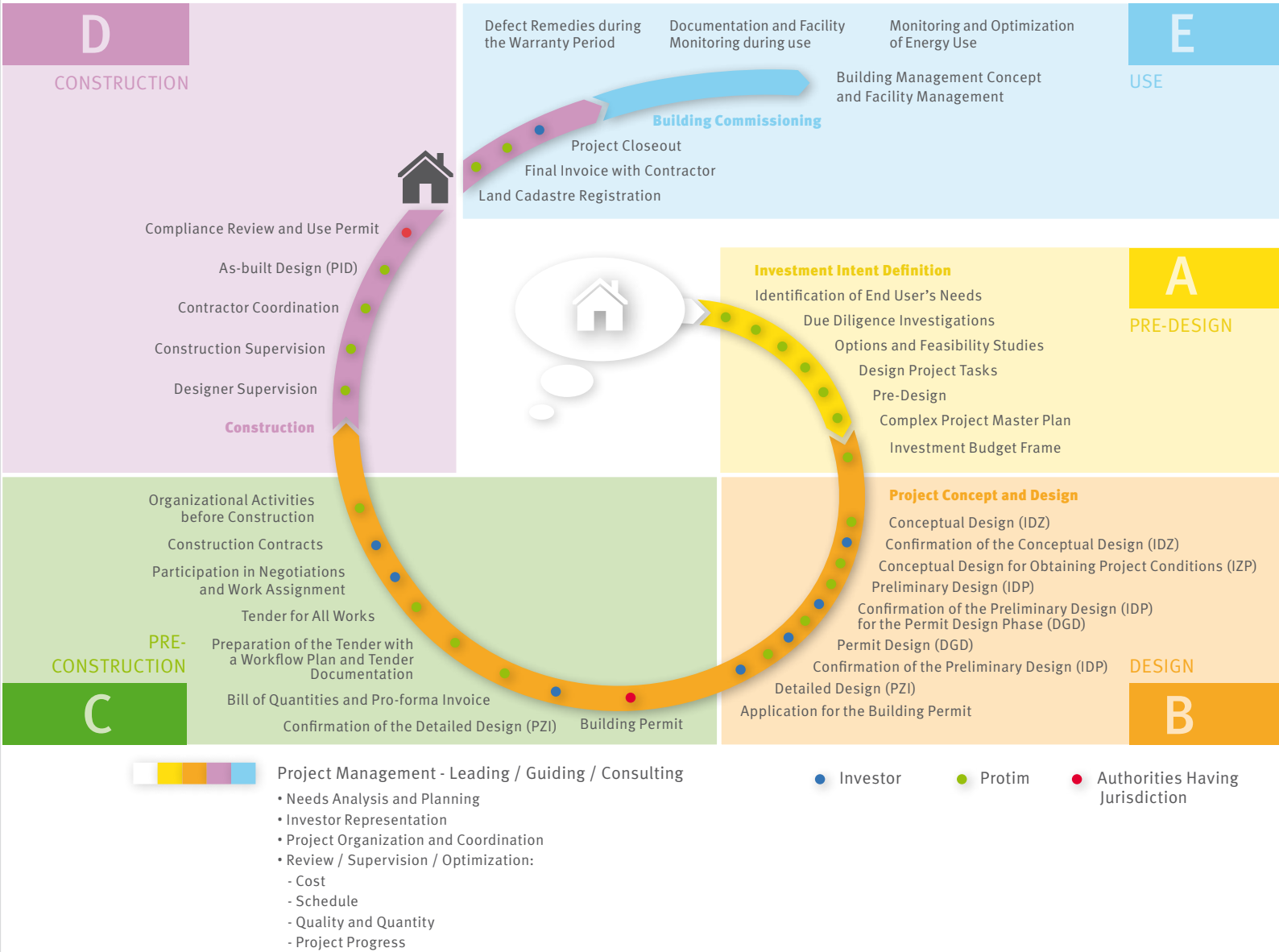
**Integrated design and construction management** relies on the interdisciplinary and collaborative efforts of all parties involved not only at the concept and design stages, but also at the construction and facility use stage.



Successful interdisciplinary design hinges on effective project organization and management of all processes. Especially critical is the timely consultation with the appropriate expert and the active involvement of the end users.

By maintaining an open, transparent and constant dialogue with clients, our experienced team of architects and engineers develop efficient and results-based solutions.

The active dialogue of all involved parties assures clearly defined goals and solutions, creates trust, and ensures a strong chain of responsibility. Risks become manageable, long-term results predictable, and expectations and goals realistic. These are the key elements needed to develop a sustainable and contemporary building.





# Spearheading digitalization

Creating future for the whole industry by living BIM

## Our Experience with BIM

We design the construction projects of our clients using BIM (Building Information Modeling). BIM is the design process for creating a digital building model, from concept to use.

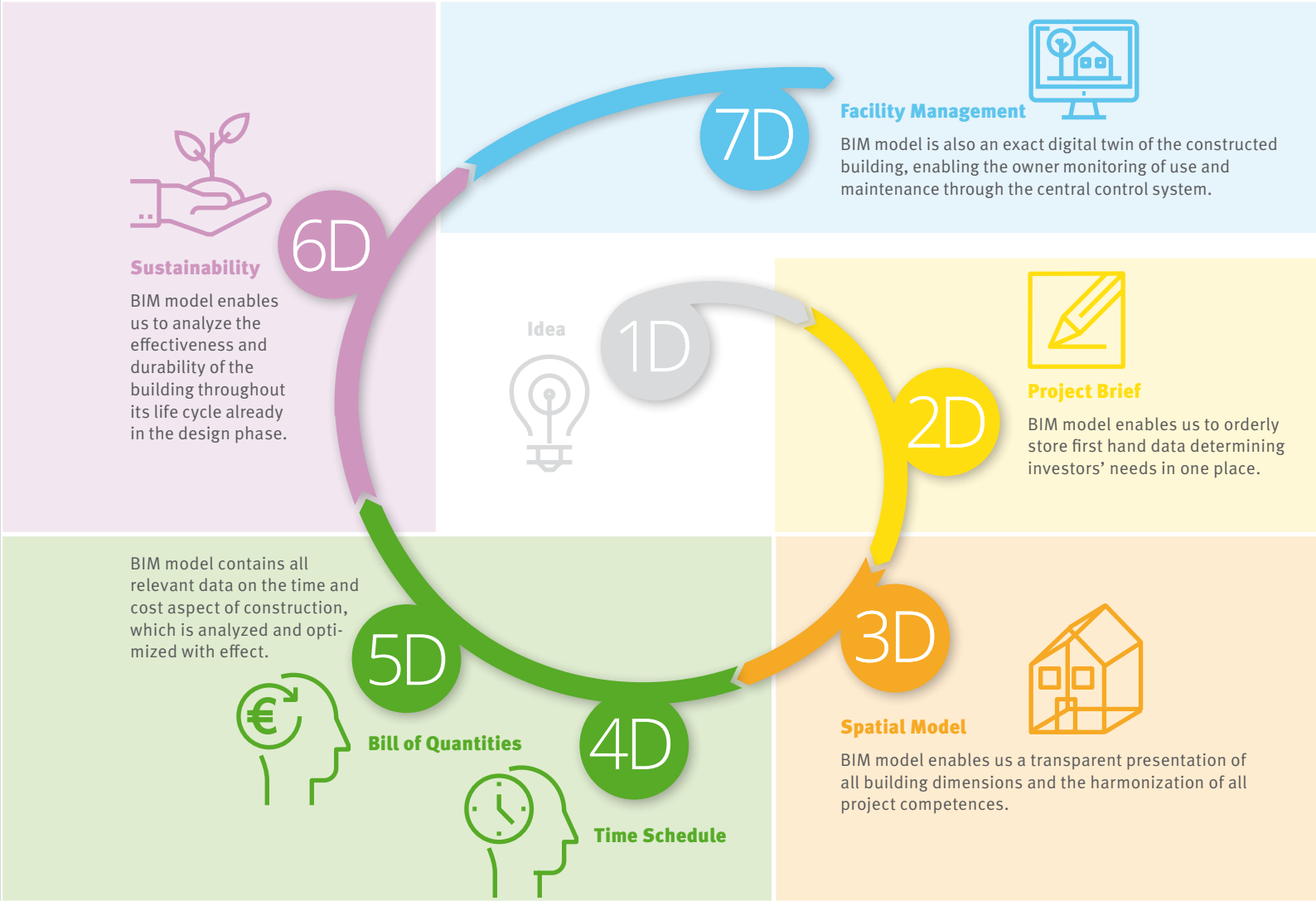
All project participants actively participate in this process. The model gathers information about the building, from the first concept to detailed data on its elements and use.

This information helps us present the building in all of its dimensions in complete transparency.

The BIM model ensures transparency and accuracy, is updated regularly, and is equipped with all of the building data and specifications.

The model monitors the building through its entire life cycle, from the designing phase to its construction and use.

BIM is also a tool for facility management, restoration works, redesign, extensions, and final decommissioning.





# Set methodology and transparant costs define our services

Price list of integrated services of architects and engineers

Increasing complexity, sustainable development, strong influence of new technologies and the everchanging legislation are fundamentally changing the construction industry.

We are facing a full-scale digitalization as already known in other sectors. BIM (Building Information Modeling) is becoming a reality, driving the design process towards the construction oriented solutions and enabling complete transparency during implementation.

Investors are given a tool to increase the predictability and decrease construction related risks.

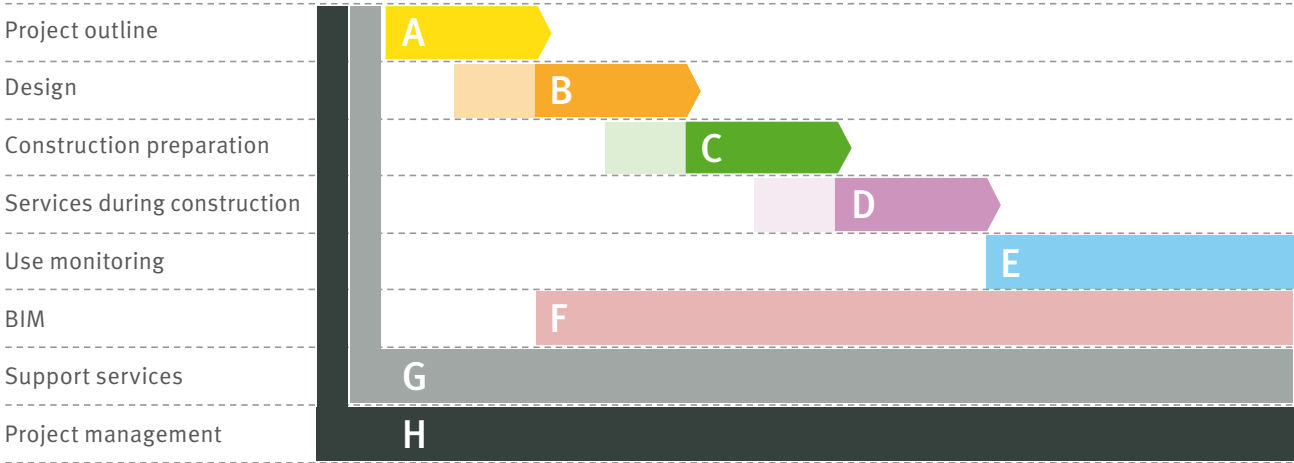
Our architects and engineers are skilled in integrated design and comprehensive construction coordination – we develop efficient, goal-oriented solutions, therefore providing an unbroken chain of reponsiblity in all project phases.

As a market leader in the region we have decided to systematically arrange the specification of comprehensive consulting and design services of architects and engineers. We have leaned on good practice of comparable methodologies in Germany ([www.hoi.de](http://www.hoi.de)), Austria ([www.arching.at](http://www.arching.at)) and Great Britain ([www.architecture.com](http://www.architecture.com)).

The methodology is adapted to Slovene construction legislation and includes the actual Slovene and international practices.

Our goal is to provide the investor with a better overview and a precise tool to determine the scope of needed services as well as the standard to compare provided services by quality.

As a call to action we kindly invite you to visit the following web site **[www.protim.si/metodologija-in-vrednotenje](http://www.protim.si/metodologija-in-vrednotenje)** for a more detailed insight into the methodology and valuation of integrated services of architects and engineers.





# Our key to success – experience, broad specter of knowledge and firm organizational structure

Our team is motivated and experienced, setting the bar high on harmonized interdisciplinary cooperation

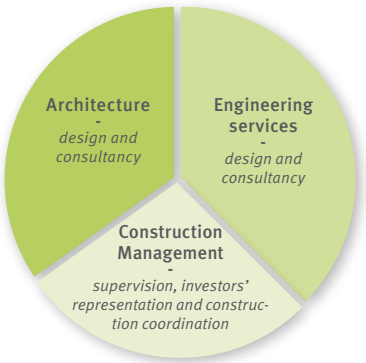
## Project Management

Our project management requires experienced project leaders with leadership skills, organizational and technical competences in respect to complex and challenging construction projects. Under a project management model, a successful project is one that is not only functionally and technically accomplished but is also completed on time and on budget.

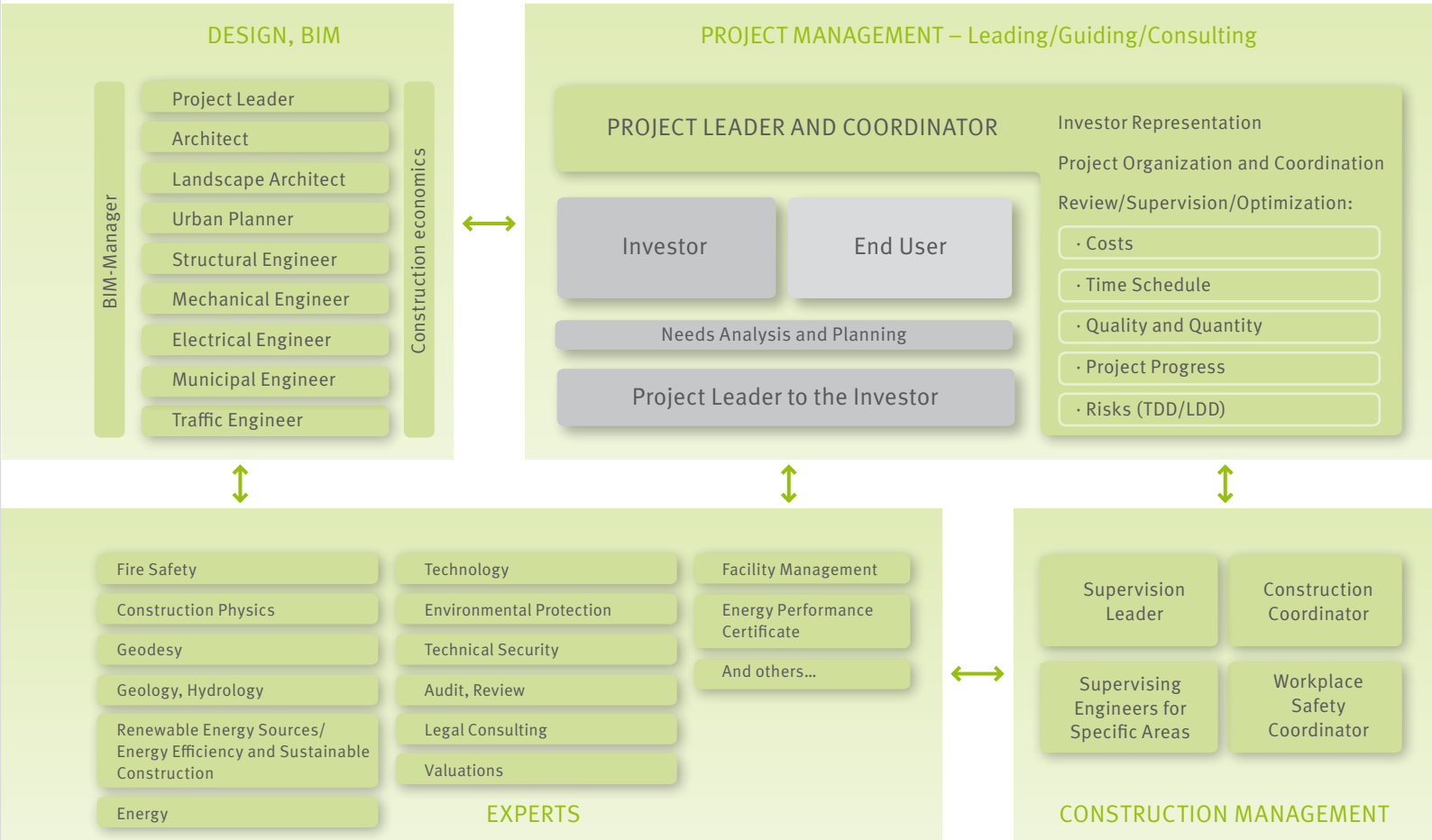
By outlining a clearly defined project organization we are able to execute, coordinate and provide the best development value to the investor. We actively take part in leading the development process to the extent of our prescribed role and our professional standards. We both guide and supervise all those participating in a project, from investors' representatives, to the designers and experts, and to contractors and suppliers. The timely and constant flow of information is critical in this process as it allows prompt and prudent decision-making.

The value of our services is not only measured by the considerable time and cost savings that our clients gain, but also by the quality of the end product. Enlightened investors understand the value we bring to projects, as seen by our extensive list of references and referrals.

## Our service areas



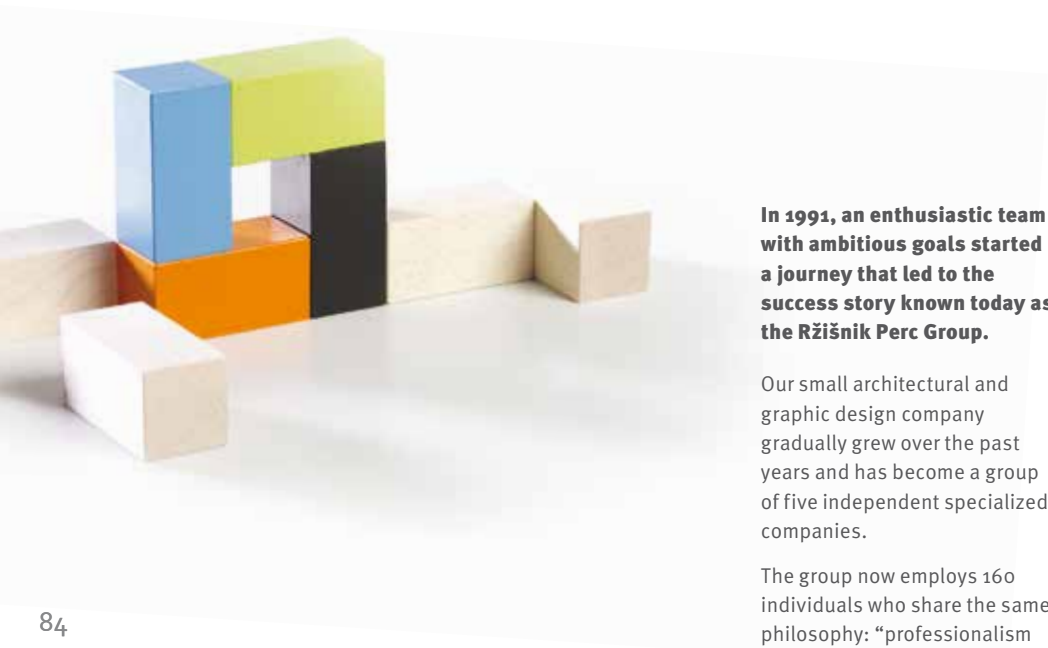
## Project Organization



The organization of every project is specifically tailored to suit the complexity and the magnitude of the project in question.



# Creating Together for more than 25 Years



**In 1991, an enthusiastic team with ambitious goals started a journey that led to the success story known today as the Ržišnik Perc Group.**

Our small architectural and graphic design company gradually grew over the past years and has become a group of five independent specialized companies.

The group now employs 160 individuals who share the same philosophy: “professionalism is the foundation for business success and our client’s success is also our success.”

## Ržišnik Perc

### Integrated Facility Management

Ržišnik Perc is a well-known company specialising in the facility management of commercial real estate.

In the group, the parent company is also responsible for the centralized support services, coordinating the cooperation of the companies inside the group, identifying and realizing synergy effects and managing the strategic direction of the group.

Poslovna cona A 2  
4208 Šenčur, Slovenia

**+386 4 279 18 00**

**Ržišnik Perc d. o. o.**  
**[www.r-p.si](http://www.r-p.si)**



## Protim

### Architecture and engineering services

Protim is an independent consulting and design engineering company employing over 90 architects and engineers who manage and coordinate projects through all stages, from initial conceptual designs, development of modern solutions, careful preparation of construction to the final implementation and use optimisation – all in the service and to full responsibility towards the investor.

Protim stands for competence, quality and the comprehensive services of its architects and engineers.

**Protim Ržišnik Perc d. o. o.**  
**[www.protim.si](http://www.protim.si)**

## Creatim

### Advanced websites and e-commerce solutions

Creatim is a digital agency specialising in the development of online trading and e-commerce. The company develops online stores, online B2B trading systems, corporate portals and intranet solutions.

It renders comprehensive solutions, from the concept and plan of the user experience to integrations and maintenance.

**Creatim Ržišnik Perc d. o. o.**  
**[www.creatim.com](http://www.creatim.com)**

## Infotim

### Information systems

Infotim develops solutions for reading field data (water and natural gas distribution systems, electricity) and also markets its own solution for managing real estate called Evidens.

Infotim strives to tailor its solutions to the specific needs and IT environment of a particular client and takes care of the entire process, from planning to implementation and maintenance.

**Infotim Ržišnik Perc d. o. o.**  
**[www.infotim.com](http://www.infotim.com)**

## RP Investicije

### Development of real estate projects

RP investicije finances and manages the development of real estate projects.

It provides advice to investors and operational assistance in the design and construction of business zones and mixed-use facilities.

**RP investicije d. o. o.**  
**[www.rpi.si](http://www.rpi.si)**



Company Protim Ržišnik Perc Architects and Engineers Services Consulting and Design Company of Architects and Engineers Address Poslovna cona A 2, 4208 Šenčur, Slovenia Geocode x-454787, y-121818 Phone **+386 4 279 18 00** E-mail **protim@r-p.si** Web Address **www.protim.si** Legal Form Limited Liability Company Membership / Licences The Slovenian Chamber of Engineers (IZS) → The Chamber of Architecture and Environmental Planning of Slovenia (ZAPS) Bank Account Details SI56 3000 0008 0107 583 Sberbank banka d.d. → SI56 3400 0100 6822 340 Banka Sparkasse d.d. → SI56 1010 0004 6251 826 Banka Intesa Sanpaolo d.d. → SI56 3300 0000 5739 966 Addiko Bank d.d. Registration Number 1201573000 ID for VAT SI25868462



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