

Značaj projektnog zadatka i zašto treba da radite sa nama

Projektni zadatak je ključni dokument koji ne samo da postavlja temelje vašeg projekta, već vas štiti od nepredviđenih problema i troškova. To je osnovni tehnički dokument koji definiše ciljeve, obim i faze razvoja jednog projekta, i služi kao veza između investitora, projekatanta i izvođača.

Važno je naglasiti da **projektni zadatak naručuje investitor**, jer upravo investitor snosi odgovornost za svoje ciljeve i budžet. U praksi, veliki broj investitora nije svestan ove obaveze i često delegira taj deo bez pravog razumevanja posledica. Na kraju procesa, **investitor treba da overi kompletan projektni zadatak** kao validan dokument na osnovu kojeg se sprovodi dalje projektovanje i realizacija. Overom investitor potvrđuje da su svi elementi usklađeni sa njegovim potrebama, zakonskim okvirom i tehničkim uslovima.

Upozorenje: Nemojte dozvoliti da vam izvođač izrađuje projektni zadatak. Takav pristup često vodi ka ozbiljnim problemima i skrivenim troškovima, jer izvođač neće predvideti obaveze koje mu ne idu u korist – kao što su izrada projekta održavanja, spisak rezervnih delova, tehničkih uputstava i drugih obaveznih elemenata koje zakon nalaže pri predaji objekta. Naša radna filozofija zasniva se na jedinstvenom pristupu: **mi vas štitimo od vas samih i svih ostalih učesnika u procesu.**

1. Mi smo vaš štit

Naš tim vas vodi kroz kompleksnost projektovanja i izgradnje, obezbeđujući da svaka odluka koju donosite bude promišljena, a ne impulsivna.

Kada kažemo da "štitimo vas od vas samih", to znači:

- Identifikujemo potencijalne greške u vašim početnim idejama i pomažemo da ih ispravite pre nego što izazovu probleme;
- Sprečavamo situacije u kojima investitori, vođeni željom za brzim rezultatima, donose odluke koje kasnije povećavaju troškove ili narušavaju kvalitet;
- Štitimo vas i od ostalih učesnika (projekatanta, revidenata, izvođača ili podizvođača) čiji interesi nisu uvek usklađeni sa vašim.

2. Jasna definicija svih faza i ciljeva

Zajedno definišemo sve faze projektovanja, uključujući:

- **Idejno rešenje (IR):** Postavljanje jasnih zahteva za dobijanje saglasnosti i urbanističkih uslova;
- **Projekat za građevinsku dozvolu (PGD):** Dokumentacija potrebna za ishođenje dozvola;
- **Izvođački projekat (PZI):** Detaljna razrada za izvođenje radova;
- **Projektovana situacija:** Precizna evidencija izvedenog stanja.

Takođe pokrivamo:

- Nove objekte (sa ili bez tehnoloških procesa),
- Dogradnje, rekonstrukcije, adaptacije, sanacije i remedijacije,
- Projekte energetske efikasnosti i modernizacije,
- Povećanje kapaciteta ili funkcionalnosti objekta.

3. Sveobuhvatne pripreme i analize

Za svaki projekat identifikujemo potrebne korake:

- Geotehnička i hidrogeološka ispitivanja, topografski snimci, energetske analize;
- Posebni zahtevi za zaštitu na radu, životnu sredinu ili integraciju sistema;
- Potreba za Studijom uticaja na životnu sredinu.

4. Projektovanje sa aspekta održavanja

Savremeno projektovanje često zanemaruje fazu planiranog održavanja, ključnu za bezbednost, funkcionalnost i efikasnost tokom životnog veka objekta.

Planirano održavanje obuhvata: dugoročno gledano, ono vlasnicima i investitorima donosi sigurnost, niže troškove i bolju funkcionalnost objekta kroz ceo njegov životni vek.

a. Sistemi redovnog održavanja:

- Predlozi inspekcija i servisa konstrukcija, instalacija i opreme;
- Detaljan raspored u skladu sa zakonima i tehničkim normama.

b. Planiranje životnog ciklusa:

- Procena trajnosti i zamene opreme i materijala;
- Računanje troškova održavanja sa fokusom na preventivu.

c. Digitalizacija dokumentacije:

- Predlozi za nadzor uz pomoć softvera i senzora;
- BIM modeli za lakše upravljanje i ažuriranje podataka.

d. Zakonska usklađenost:

- Uključivanje planiranog održavanja u tehničku dokumentaciju;
- Uputstva za korisnike i održavaoce.

e. Smanjenje troškova:

- Upotreba kvalitetnih materijala i tehnologija;
- Planirani energetske pregledi i unapređenja.

5. Vaš vodič kroz rizike i uštede

Projektni zadatak vas štiti od:

- Loših odluka koje povećavaju troškove,
- Kašnjenja zbog nesporazuma,
- Izmena koje remete budžet i dinamiku.

Naš zadatak je da probleme predvidimo pre nego što nastanu i ponudimo rešenja. Na primer, u prethodnim projektima smo blagovremeno sprečili izradu temelja na nestabilnom terenu jer je investitor, radi uštede, želeo da izostavi geotehničku analizu – što bi kasnije dovelo do ozbiljnih problema i višestruko većih troškova.

6. Dobiti za klijenta

- Duži vek trajanja objekta uz manje troškove održavanja;
- Predvidivost troškova i aktivnosti tokom celog životnog veka;
- Tehnička dokumentacija u skladu sa modernim standardima.

7. Naše cene

Cene usluge zavise od:

- Složenosti projekta,
- Visine investicije,
- Broja faza projektovanja.

Naš cilj je: **transparentnost i vrednost za vaš novac.**

8. Specijalističke faze projekta u skladu sa Zakonom o planiranju i izgradnji

U projektnom zadatku je važno unapred definisati koje specijalističke oblasti su obavezne i relevantne za konkretan projekat. Prema važećim propisima, obuhvata se sledećih 12 oblasti projektovanja:

- 01 – Arhitektura
- 02a – Građevina – Statika
- 02b – Građevina – Niskogradnja
- 03 – Mašinstvo – Grejanje, ventilacija i klimatizacija (GVK)
- 04 – Mašinstvo – Tehnološke instalacije i procesna oprema
- 05 – Elektrotehnika – Jaka struja
- 06 – Elektrotehnika – Slaba struja (telekomunikacije, signalizacija, automatika)
- 07 – Vodovod i kanalizacija
- 08 – Saobraćaj
- 09 – Geodezija
- 10 – Zaštita od požara
- 11 – Energetska efikasnost
- 12 – Zaštita životne sredine

U zavisnosti od vrste i obima objekta, u projektnom zadatku se precizira koje oblasti su obavezne, a koje dodatne u cilju zakonitosti, funkcionalnosti i efikasnosti projekta.

Naša poruka vama

Projektni zadatak nije formalnost. To je **temelj uspeha.**

Angažovanjem našeg tima dobijate partnera koji razume vaše ciljeve, predlaže inovativna rešenja i vodi vas ka rezultatu koji će ostaviti trajan trag.

Ne krećite na more bez kormila. Kontaktirajte nas i započnite projekat na pravi način!

The Importance of a Project Assignment and Why You Should Work with Us

A project assignment is a key document that not only lays the foundation for your project but also protects you from unforeseen problems and costs. It is a fundamental technical document that defines the goals, scope, and development phases of a project, and serves as a link between the investor, designers, and contractors.

It is essential to emphasize that the project assignment must be commissioned by the investor, as the investor is ultimately responsible for defining goals and managing the budget. In practice, many investors are unaware of this obligation and often delegate it without fully understanding the consequences. At the end of the process, the investor must validate the complete project assignment as the official basis for further design and execution. This validation confirms that all elements comply with the investor's needs, legal framework, and technical conditions.

Warning: Never allow your contractor to prepare the project assignment. Such an approach often leads to serious issues and hidden costs, as the contractor will not include responsibilities that do not serve their interest—such as preparing a maintenance plan, list of spare parts, technical manuals, and other mandatory documents required at project handover. Our working philosophy is based on a unique principle: **we protect you from yourself and from everyone else involved in the process.**

1. We Are Your Shield

Our team guides you through the complexity of design and construction, ensuring that each decision you make is informed and deliberate.

When we say "we protect you from yourself," it means:

- We identify potential flaws in your initial ideas and help correct them before they become problems;
- We prevent situations in which investors, driven by a desire for quick results, make decisions that later increase costs or reduce quality;
- We protect you from other participants (designers, reviewers, contractors, or subcontractors) whose interests may not align with yours.

2. Clear Definition of All Phases and Objectives

Together, we define all design phases, including:

- **Concept Design (CD):** Establishing clear requirements for obtaining approvals and urban conditions;
- **Construction Permit Design (CPD):** Full documentation needed for acquiring permits;
- **Execution Design (ED):** Detailed plans for actual construction;
- **As-built Documentation:** Accurate records of completed work.

We also cover:

- New facilities (with or without technological processes),
- Expansions, reconstructions, adaptations, renovations, and remediations,
- Energy efficiency and modernization projects,
- Increasing capacity or functional upgrades of facilities.

3. Comprehensive Preparations and Analysis

For every project, we define necessary steps such as:

- Geotechnical and hydrogeological surveys, topographic studies, energy analyses;
- Specific requirements for safety, environmental protection, or system integration;
- Environmental Impact Assessment, if required.

4. Designing with Maintenance in Mind

Modern design often neglects the planning of the maintenance phase, which is essential for long-term safety, functionality, and efficiency of a facility.

Planned maintenance ensures long-term benefits for owners and investors through safety, lower costs, and improved functionality throughout the facility's lifecycle.

a. Regular maintenance systems:

- Recommendations for inspections and servicing of structures, installations, and equipment;
- Detailed maintenance schedules aligned with technical standards and legal regulations.

b. Lifecycle planning:

- Assessment of durability and replacement of materials and systems;
- Maintenance cost forecasts with an emphasis on prevention.

c. Digitalization of documentation:

- Suggestions for monitoring systems using software and sensors;
- Use of BIM models for easier data management and updates.

d. Legal compliance:

- Integrating maintenance into the official technical documentation;
- Providing instructions for end-users and maintenance personnel.

e. Cost reduction:

- Use of high-quality materials and technologies;
- Scheduled energy audits and improvement planning.

5. Your Guide Through Risk and Savings

The project assignment protects you from:

- Poor decisions that increase project costs,
- Delays caused by misunderstandings,
- Unplanned changes that disrupt budget and timing.

Our job is to anticipate issues before they occur and offer solutions. For example, in previous projects, we prevented foundation work on unstable ground because the investor wanted to skip a geotechnical study to save money—this would have caused major issues and significantly higher costs later.

6. Client Benefits

- Longer facility lifespan with reduced maintenance expenses;
- Predictable costs and activities throughout the lifecycle;
- Technical documentation aligned with modern standards.

7. Our Pricing

Our service pricing depends on:

- Project complexity,
- Total investment value,
- Number of design phases required.

Our goal is: **transparency and value for your investment.**

8. Specialist Design Disciplines under Serbian Law

The project assignment must define all applicable specialist disciplines relevant to the project. According to Serbian planning and construction law, the following 12 areas are recognized:

- 01 – Architecture
- 02a – Civil Engineering – Structural Design
- 02b – Civil Engineering – Infrastructure
- 03 – Mechanical Engineering – HVAC
- 04 – Mechanical Engineering – Process Technology and Equipment
- 05 – Electrical Engineering – Power Systems
- 06 – Electrical Engineering – Low Voltage (Telecom, Automation, Signaling)
- 07 – Water Supply and Sewerage
- 08 – Traffic Engineering
- 09 – Geodetics (Surveying)
- 10 – Fire Safety Engineering
- 11 – Energy Efficiency
- 12 – Environmental Protection

Depending on the type and complexity of the facility, the project assignment must specify which disciplines are mandatory and which are additional, in order to ensure full legal, functional, and technical compliance.

Our Message to You

A project assignment is not a formality. It is the **foundation of success**.

By engaging our team, you gain a partner who understands your goals, proposes innovative solutions, and leads you to a result that leaves a lasting impact.

Don't sail into the sea without a rudder. Contact us and start your project the right way!