REQUEST FOR EXPRESSIONS OF INTEREST (CONSULTING SERVICES – FIRMS SELECTION)

Country: Bosnia and Herzegovina
Project: Air Quality Improvement Project (AQIP)
Loan No.: IBRD-95180

Assignment Title: Preparation of Main Design for the reconstruction of the facility for Reference Laboratory Grdonj
Reference No. (as per Procurement Plan): BA-AQIP-9518-BA-FBIH-CS-CQS-26-1.2.7

The Bosnia and Herzegovina has received financing from the World Bank toward the cost of the Air Quality Improvement Project, and intends to apply part of the proceeds for consulting services.

The consulting services ("the Services") include Preparation of Main Design for the reconstruction of the facility for Reference Laboratory Grdonj during 90 days of the Project implementation. The Services are expected to start in Q4 2026.

The detailed Terms of Reference (TOR) for the assignment is available on the following link: https://fmoit.gov.ba/projekti/projekat-unapredjenja-kvaliteta-zraka/postupci-nabavki-u-skladu-sa-procedurama-svjetske-banke/poziv-za-dostavu-ponuda/ .

Clarifications and amendments of this Request, if applicable, will be made available on the following link:
https://fmoit.gov.ba/projekti/projekat-unapredjenja-kvaliteta-zraka/postupci-nabavki-u-skladu-sa-procedurama-svjetske-banke/pojasnjenje-i-izmjene-tenderske-dokumentacije/

The Federal Ministry of Environment and Tourism now invites eligible consulting firms ("Consultants") to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services.

The shortlisting criteria are: Core business with annual revenue exceeding 200.000,00 KM from design services over the past 3 years 30%; Qualifications in the field of the assignment 60%; Technical and managerial organization of the firm and availability of key staff within the firm 10%. Key Experts will not be evaluated at the shortlisting stage.

Required qualifications and experience of the firm

1. Demonstrated experience in assignments of preparation of the main design of buildings as evidenced by successful completion of similar projects in the past five years.

2. Experience in preparing comprehensive geological studies and integrating geotechnical findings into facility design, ensuring structural soundness and compliance with safety and functional requirements as relevant to the BiH context.
3. Familiarity with and capacity to deliver designs in accordance with the legal and regulatory framework of Bosnia and Herzegovina, including the Law on Air Protection of the FBiH, relevant building codes, and any applicable environmental and energy efficiency standards referenced in the Project Concept Note.
4. Evidence of valid business registration.
5. In case of Joint Ventures or subconsultants are permitted, the proposal must clearly specify the lead firm and the aggregation of relevant experience, with the lead entity assuming overall responsibility for coordination and delivery.

The Consulting Firm shall provide verifiable evidence of the above qualifications to establish eligibility and credibility for this assignment.

To substantiate the above qualifications, the Consultant must prepare a table containing the following information: project title or relevant assignment; description of the work performed; year of project implementation; country/region; client's contact (first and last name, e-mail address, telephone number); and contract value (certificate of contracting authority on successful implementation).

The attention of interested Consultants is drawn to Section III, paragraphs, 3.14, 3.16, and 3.17 of the World Bank's "Procurement Regulations for IPF Borrowers" November 2020 ("Procurement Regulations"), setting forth the World Bank's policy on conflict of interest.

In addition, please refer to the following specific information on conflict of interest related to this assignment:
Consultant may be considered to have a conflict of interest for the purpose of this expression of interest process, if the Consultant:

a) directly or indirectly controls, is controlled by or is under common control with another Consultant; or
b) receives or has received any direct or indirect subsidy from another Consultant; or
c) has the same legal representative as another Consultant; or
d) has a relationship with another Consultant, directly or through common third parties, that puts it in a position to influence the application of another Consultant, or influence the decisions of the Employer regarding this Bidding process.

Consultants may associate with other firms to enhance their qualifications, but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.

A Consultant will be selected in accordance with the Consultant's Qualifications Based Selection (CQS) method set out in the Procurement Regulations.
Further information can be obtained at the address below during office hours 09:00 to 15:00 hours.

Federal Ministry of Environment and Tourism
Project Management Unit (PMU)
Attn. / Ms. Lejla Hodžić
PMU Procurement Expert
Hamdije Čemerlića 2, 71000 Sarajevo, Bosnia and Herzegovina
Telephone: +387 033 703 455
E-mail: Lejla.Hodzic@fmoit.gov.ba ; copy: Benjamin.Cekic@fmoit.gov.ba
Web site: https://www.fmoit.gov.ba

Expressions of interest, comprising of Letter of Application, excerpt from court registry, reference list and certificates on successful completion, balance sheets, CVs of experts, must be delivered in English language - written hard copy with electronic copy on USB, to the address above by 15th September 2026, 10:00 hrs local time.

The outer envelope shall:
- bear the name and address of the Consultant;
- be addressed to the Client;
- bear the specific identification of this Bidding process; and
- bear a warning

"NE OTVARAJ – PONUDA AQIP
JEDINICA ZA UPRAVLJANJE PROJEKTOM (PMU)"

Air Quality Improvement Project (AQIP)

TERMS OF REFERENCE

General Project Information

- Project Name: Air Quality Improvement Project (AQIP)
- Client: FBiH Ministry of Environment and Tourism
- Assignment Title: Preparation of Main Design for the reconstruction of the facility for Reference Laboratory Grdonj
- Assignment Type: Consultancy Services
- Contract Type: Lump-Sum
- Duration: 90 days

Background

Bosnia and Herzegovina (BiH) faces significant challenges related to air pollution, particularly in urban centers such as Sarajevo, Tuzla, and Zenica. Ambient concentrations of fine particulate matter (PM2.5) frequently exceed both national and World Health Organization standards, resulting in adverse health outcomes and economic losses. The primary sources of air pollution are residential heating—dominated by the use of solid fuels in single-family homes—and transport, with an aging vehicle fleet and increasing motorization rates. Despite recent efforts to expand air quality monitoring networks and initiate pilot interventions, the country's complex, decentralized governance structure and limited institutional capacity have constrained the scale and effectiveness of air quality management and improvement measures.

In response, the Government of BiH has articulated a comprehensive policy framework aligned with its commitments under the Paris Agreement, the Green Agenda for the Western Balkans, and the forthcoming Bosnia and Herzegovina Environmental Strategy and Action Plan (BiH ESAP 2030+). At the entity and cantonal levels, strategies such as the Federation of BiH's Air Protection Law and the Sarajevo Canton's Sustainable Urban Mobility Plan (SUMP) provide the basis for targeted interventions in air quality, energy efficiency, and sustainable urban transport. These policies emphasize the need for integrated, multi-sectoral actions and the strengthening of institutional mechanisms to address the root causes of air pollution.

The World Bank-financed Air Quality Improvement Project (AQIP, P176040) supports the scaling up of air quality improvement interventions in selected areas of BiH. The Project Development Objective is to strengthen air quality monitoring and management and reduce air pollutant emissions from the residential heating and transport sectors. Component 1 focuses on strengthening air quality monitoring and management systems, while Component 2 supports investments in sustainable heating and energy efficiency. Component 3 targets

the transition to low-emission transport, and Component 4 provides project implementation support.

Under Component 1, the Government intends to procure design services to create the Main Design for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory from a residential to a business facility, including an elaborate geological study as well as work safety study and fire and explosion protection study. This assignment is critical to ensure that the adaptation of the Grdonj Reference Laboratory meets all relevant technical standards and functional requirements, thereby supporting the operational effectiveness of air quality monitoring infrastructure and advancing the Project Development Objective. The scale and complexity of the facility's transformation, as well as the need for regulatory compliance and integration with broader air quality management systems, necessitate the engagement of a qualified consulting firm to deliver comprehensive detailed engineering design services at this stage.

Objectives

The objective of the consulting services is to produce detailed engineering designs, specifications, with a comprehensive geological study, work safety study and fire and explosion protection study for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory from a residential to a business facility, in support of Component 1: Strengthening Air Quality Monitoring and Management of the Air Quality Improvement Project, thereby advancing the Project Development Objective to scale up air quality improvement interventions in selected areas of Bosnia and Herzegovina.

• Enable code- and permit-ready main project documentation for the reconstruction, extension, and functional adaptation of the Grdonj Reference Laboratory, ensuring alignment with relevant national standards and regulatory requirements.

• Optimize facility design parameters to support the operational needs of air quality monitoring and management, including spatial, technical, and functional requirements for business use.

• Integrate geological assessment findings to inform structural design and mitigate site-specific risks, thereby enhancing the facility's resilience and suitability for its intended purpose.

• Assure compliance with environmental, safety, and quality standards as stipulated by the project and applicable national regulations.

• Facilitate readiness for subsequent procurement and construction phases by delivering designs and documentation suitable for competitive bidding and implementation.

Scope of Services

The Consulting Firm shall undertake the following tasks:

1. Review available documentation, site conditions, and relevant data provided by the FBiH Ministry of Environment and Tourism/FBiH Hydrometeorological Institute, including existing architectural, structural, and utility records for the Grdonj Reference Laboratory.

2. Conduct site surveys and assessments to confirm physical constraints, utility connections, and spatial requirements for the proposed reconstruction, extension, and change of use.

3. Prepare detailed architectural, structural, mechanical, electrical, fire alarm and video surveillance and plumbing designs for the facility's adaptation from residential to business use, ensuring integration of extension works and compliance with functional requirements.

4. Detailed engineering design must be executed in accordance with the preliminary design by the author Mufid Garibija (attached to this terms of reference), based on which the urban planning approval was issued, respecting the author's work.

5. Develop technical specifications and bills of quantities (BoQs) as well as cost estimates for all works and installations required for the reconstruction, extension, and change of use, referencing applicable national codes and standards by the Law on Obligations and Special Usages in Constructions (or FIDIC) as mandated in the project documentation.

6. Prepare an elaborate geological study to assess subsurface conditions, inform foundation and structural design, and address any geotechnical risks associated with the proposed works.

7. Prepare an elaborate of work safety and fire and explosion protection to address risks associated with proposed works and use of the facility.

8. Coordinate with the FBiH Ministry of Environment and Tourism and the FBiH Hydrometeorological Institute (Client) as required to ensure alignment of design outputs with project objectives and operational needs.

9. Ensure that all design documentation supports the facility's intended business use, including spatial planning, accessibility, safety, and operational requirements as specified by the Client.

10. Incorporate measures to address climate resilience and disaster risk mitigation in the design.

11. Align all design outputs with the requirements of the Air Quality Improvement Project and the functional mandate of the Grdonj Reference Laboratory within the air quality monitoring network.

12. Provide inputs suitable for subsequent procurement and implementation, including readiness for tendering and construction.

Boundaries and assumptions:

1. The scope includes all tasks necessary for the preparation of the main project design, technical specifications, BoQs, cost estimates, geological study and work safety and fire and explosion protection study for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory.

2. The scope excludes physical construction works, supply of goods, and permitting processes not expressly assigned to the Consulting Firm; permits and approvals will be obtained by the Client.

3. The Consulting Firm will be provided with access to the site, relevant data, and coordination arrangements with the FBiH Ministry of Environment and Tourism/FBiH Hydrometeorological Institute.

Methodology & Work Plan

The Consulting Firm shall apply a results-oriented methodology aligned with the Main Design stage to deliver the main project for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory from a residential to a business facility, under the Building and Facility Construction and Maintenance Services category. The approach shall ensure close coordination with the FBiH Ministry of Environment and Tourism and the FBiH Hydrometeorological Institute, and shall adhere to applicable national codes, environmental standards, and project-specific requirements as referenced in the project documents.

The work plan shall be organized and sequenced as follows:

1. Inception & Mobilization: The Consulting Firm shall initiate the assignment with a kick-off meeting involving the Client and relevant stakeholders to confirm information needs, review available site data, and refine the design methodology. An Inception Report shall be submitted to the Client, detailing the work plan, risk register, and approach to coordination.

2. Site Assessment & Data Validation: The Firm shall conduct site visits and surveys, including geotechnical investigations and review of existing structural and environmental conditions, to validate input data and inform the design process. All data collection and validation activities shall be coordinated with the Client.

3. Design Criteria Confirmation & Methodology Refinement: The Firm shall confirm design criteria in consultation with the Client, ensuring alignment with the intended change of use, functional requirements, and applicable national codes and standards. Iterative reviews with stakeholders shall be embedded to refine the design approach.

4. Core Design Execution: The Firm shall develop detailed architectural, structural, and MEP designs, fire alarm with video surveillance design, specifications, and the geological study, and study of work safety and fire and explosion protection applying robust design control and quality assurance procedures. Constructability and clash checks shall be integrated throughout the design process, with change-control routines established for managing design revisions.

5. Compliance Integration: The Firm shall embed relevant environmental, health, and safety standards, and national building codes into the design workflow, as mandated by the project documents. Coordination with the Client shall ensure all compliance requirements are addressed.

6. Stakeholder Coordination: The Firm shall maintain regular coordination routines with the Client, facilitating timely feedback and clarifications. Engagement with other relevant authorities shall be managed as required for design approvals.

7. Data & Information Management: The Firm shall implement robust data management protocols, including version control, confidentiality measures, and standardized handover formats for all design documentation and geological studies.

8. Monitoring of Progress: Internal milestones and progress tracking mechanisms shall be established, with dependency management and variance correction procedures to ensure timely delivery and alignment with project objectives.

9. Handover & Close-out: Upon completion of the design phase, the Firm shall finalize all documentation, facilitate knowledge transfer to the Client and relevant stakeholders, and support acceptance procedures as specified in the Deliverables section.

The sequencing of activities shall follow logical dependencies, with each phase commencing upon acceptance of preceding outputs (e.g., design execution following approval of the Inception Report and validated site data). Coordination routines and quality assurance checks shall be maintained throughout, with risk management procedures addressing technical, institutional, and data-related risks as identified in the project documents. The Firm shall proactively manage assumptions and changes, ensuring all clarifications are resolved in consultation with the Client and relevant authorities.

Deliverables & Reporting Requirements

The Consulting Firm shall produce the following outputs to deliver the main project for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory from residential to business facility, consistent with applicable standards referenced in the project documents.

Deliverables: 1)- Inception Report detailing the work plan, methodology, and schedule for the main project, acceptable to the Client, including current condition survey, spatial analysis and identification of constraints, satisfactory to the Client and aligned with relevant national codes. 2)– Draft main design detailing Elaborate Geological Study providing geotechnical investigation, risk assessment, and recommendations for foundation and structural works, compliant with national geological standards and acceptable to the Client. 3)– Elaborate work safety and fire and explosion protection compliant with national laws. 4)- Main Design Package upon approval of the Draft main design comprising architectural, structural, mechanical, electrical, and plumbing drawings, fire alarm and video surveillance, specifications, and bills of quantities, all in line with applicable legislature meeting the requirements of the Client.

Reporting Requirements: - All deliverables shall be submitted to the Client for review and acceptance. - Submission of reports and design packages shall follow phase-linked milestones as specified in the contract. - All documents shall be provided in Bosnian and English languages, in editable (Word, Excel, CAD) and PDF formats; digital delivery via secure electronic means as specified by the Client. - The Consulting Firm shall address comments provided by the Client within the review period and resubmit revised deliverables for final approval. - Confidentiality and data handling requirements shall be observed as per Client instructions, if specified in the contract.

Schedule & Duration

The services will commence upon contract signature and will be carried out in alignment with the project implementation timeline as confirmed by the Client. The overall duration and sequencing of activities will follow the project's design and implementation schedule, as established by the Client.

Duration of the assignment is 90 days.

The major phases and milestones, as anchored in the project context, are as follows:

Phase of Milestone	**Indicative deadline**
Contract signing	Week 0
Submission of the Inception/Basis of Design documentation, reflecting site assessment and preliminary adaptation requirements for the Grdonj Reference Laboratory	Week 1
Preparation and presentation of draft detailed engineering designs, specifications and the geological study, in accordance	Week 2-3

with the requirements for reconstruction, extension and change of use.	
Review and integration of comments from the Client, as specified in the project implementation structure	Week 4
Submission of the final main project package, including all detailed designs, the geological elaborate and work safety and fire and explosion protection study, ready for procurement and subsequent works.	Week 5-11
Acceptance and approval of the final design package by the designated authorities, as per the project's governance arrangements.	Week 11-12

Acceptance and approval of the final design package by the designated authorities, as per the project's governance arrangements. - Sequencing and completion of services will be subject to dependencies noted in the project, including coordination with multiple agencies, permitting requirements, and alignment with broader project implementation activities.

All phase gates and dependencies will be managed in accordance with the procedures and timelines established by the Client, ensuring compliance with the Air Quality Improvement Project's operational framework.

Team Composition

The Consulting Firm shall field a multidisciplinary design team to deliver the main project for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory from a residential to a business facility, in accordance with the requirements of the Air Quality Improvement Project (P176040) and the service scope under Main Design. The team must ensure compliance with relevant national codes, environmental and social standards.

Key Experts

1. Team Leader / Design Manager
   Purpose: Lead and coordinate the multidisciplinary design process, ensuring timely delivery of the main project, compliance with technical, environmental, and functional requirements, and effective interface with the Client.
   Minimum Qualifications/Experience: Advanced degree in civil engineering, architecture, or related field, with professional exam test certificate; proven experience in managing complex building reconstruction and adaptation projects; familiarity with national building codes and World Bank environmental and social standards; minimum 10 years of experience leading multi-disciplinary design teams on similar projects.
   Essential Competencies: Project management, stakeholder coordination, quality assurance, and reporting to the Client.

2. Civil/Structural Engineer
   Purpose: Develop structural designs and specifications for the reconstruction and

extension, ensuring safety, durability, and compliance with seismic and flood risk mitigation measures as required by the project.
Minimum Qualifications/Experience: Degree in civil/structural engineering with professional exam test certificate; demonstrated experience in structural design for building adaptation and extension; knowledge of local structural codes and disaster risk mitigation; minimum 5 years of experience on similar projects.
Essential Competencies: Structural analysis, design software proficiency, integration of climate resilience measures.

3. Architectural Designer
Purpose: Prepare architectural plans and layouts to support the change of use from residential to business facility, ensuring functional suitability and compliance with accessibility and energy efficiency standards.
Minimum Qualifications/Experience: Degree in architecture with professional exam test certificate; experience in adaptive reuse and extension of buildings; familiarity with national and EU standards for business facilities; minimum 5 years of experience on similar projects.
Essential Competencies: Space planning, sustainable design, compliance with accessibility and energy efficiency requirements.

4. Geotechnical Engineer
Purpose: Conduct and prepare the geological study (Elaborate), assess site conditions, and provide recommendations for foundation design and risk mitigation.
Minimum Qualifications/Experience: Degree in geotechnical engineering or geology with professional exam test certificate; minimum 5 years of experience in site investigations and geological reporting for building projects.
Essential Competencies: Site assessment, geotechnical analysis, reporting in accordance with national standards.

5. Fire Safety/Protection Engineer
Purpose: Conduct and prepare the Study of work safety and fire and explosion safety (Elaborate), assess site conditions, and provide recommendations for work and fire safety design and risk mitigation.
Minimum Qualifications/Experience: Degree in fire safety engineering with professional exam test certificate; minimum 5 years of experience in similar projects.
Essential Competencies: Site assessment, work and fire safety analysis, reporting in accordance with national standards.

6. Mechanical/Electrical Engineer
Purpose: Design building services (HVAC, electrical, plumbing) to meet business facility requirements, ensuring energy efficiency and operational reliability.
Minimum Qualifications/Experience: Degree in mechanical/electrical engineering with professional exam test certificate for the related degree; experience in building services design for commercial facilities; knowledge of relevant codes and

standards; minimum 5 years of experience on similar projects.
Essential Competencies: MEP system design, integration of energy efficiency measures.

Local Knowledge and Language - All team members should have experience working in Bosnia and Herzegovina on similar projects. Familiarity with local building practices, climate conditions and relevant regulations (e.g., FBiH Law on Energy Efficiency, Air Quality regulations) will be important. The team should collectively be proficient in English (for reporting to the client) and Bosnian/Croatian/Serbian (BCS) for effective communication with local stakeholders and homeowners.

Firm Qualifications

The consulting firm (or eligible joint venture) shall demonstrate the qualifications outlined below:

1. Demonstrated experience in assignments of preparation of the main design of buildings as evidenced by succesfull completion of similar projects in the past five years.

2. Experience in preparing comprehensive geological studies and integrating geotechnical findings into facility design, ensuring structural soundness and compliance with safety and functional requirements as relevant to the BiH context.

3. Familiarity with and capacity to deliver designs in accordance with the legal and regulatory framework of Bosnia and Herzegovina, including the Law on Air Protection of the FBiH, relevant building codes, and any applicable environmental and energy efficiency standards referenced in the Project Concept Note.

4. Evidence of valid business registration.

5. In case of Joint Ventures or subconsultants are permitted, the proposal must clearly specify the lead firm and the aggregation of relevant experience, with the lead entity assuming overall responsibility for coordination and delivery.

The Consulting Firm shall provide verifiable evidence of the above qualifications to establish eligibility and credibility for this assignment.

To substantiate the above qualifications, the Consultant must prepare a table containing the following information: project title or relevant assignment; description of the work performed; year of project implementation; country/region; client's contact (first and last name, e-mail address, telephone number); and contract value (certificate of contracting authority on successful implementation).

Environmental & Social (ESF) Requirements

The assignment shall comply with the World Bank Environmental and Social Framework (ESF) and applicable national requirements as referenced in the Project Concept Note (PCN) for the Air Quality Improvement Project (P176040), with responsibilities proportionate to Main Design for delivery of the main project for reconstruction, extension, and change of use of the Grdonj Reference Laboratory from residential to business facility, including preparation of detailed designs and an elaborate geological study.

• ESF Standards: Adhere to the ESF, with specific attention to environmental and social risks identified in the PCN, including moderate risks related to civil works, waste generation, and community health and safety during reconstruction and adaptation of the facility.

• Institutional Arrangements: Coordinate with the FBiH Ministry of Environment and FBiH Hydrometeorological Institute, which holds overall responsibility for environmental and social functions, and ensure alignment with cantonal Technical Groups (TG) as relevant to the project site.

• Design Integration: Ensure that detailed engineering designs incorporate measures to mitigate predictable local impacts (e.g., dust, noise, wastewater, construction waste, worker and community safety) as referenced in the PCN, and reflect requirements for structural soundness and climate resilience. • Geological Study: Prepare the elaborate geological study in accordance with national standards and ensure its findings are integrated into the main project design to address site-specific environmental risks, including seismic and flood risks flagged in the PCN.

• Waste Management: Address the management of potentially contaminated bulky waste (e.g., removal of old heating systems) in design specifications, consistent with PCN guidance on environmental impacts from civil works. • Stakeholder Engagement: Support meaningful stakeholder engagement as described in the PCN, including coordination with relevant cantonal ministries and technical bodies, and incorporate feedback into design documentation.

• Gender and Vulnerable Groups: Integrate considerations for gender and vulnerable groups in facility adaptation, referencing PCN findings on gender gaps and exposure to environmental risks, and ensure accessibility and safety in design.

• Monitoring and Reporting: Provide technical inputs to PMU and TGs for monitoring and reporting on environmental and social performance during design and pre-construction phases, as required by the PCN.

• Compliance Records: Maintain records of ES compliance throughout the design process and hand over relevant datasets and documentation to the PMU as specified in the PCN.

• Permits and Authorizations: Support the PMU and cantonal authorities in identifying and coordinating necessary environmental and social permits and clearances for the facility's reconstruction and change of use, as assigned in the PCN.

Reporting Lines

The Consulting Firm shall report to the Client for activities under Component 2: Detailed Engineering Design for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory.

• Primary reporting: All submissions and correspondence shall be addressed to the Client as specified in the project implementation structure.

• Acceptance: Deliverables are subject to review and written acceptance by the Client.

• Meetings: Progress meetings shall be held as agreed with the Client.

• Escalation: Material issues shall be escalated to the Client for resolution, in accordance with the procedures outlined in the Project Concept Note.

• Records: Maintain a log of submissions, comments, and dispositions as required by the Client.

Payment Terms

Payments to the Consulting Firm shall be made on a deliverable-linked basis against written acceptance by the FBiH Ministry of Environment and Tourism (FMoET), in accordance with the provisions below.

1. Payments shall be effected upon acceptance of each deliverable identified in the contract, including the main project documentation for the reconstruction, extension, and change of use of the Grdonj Reference Laboratory, as well as the accompanying geological study and work safety and fire and explosion protection study, as specified under the Detailed Engineering Design (DED) service scope.

No. of instal.	Description of payment	% of Maximum Contract Amount including VAT
1st instal.	Approval of Inception Report	20% of maximum contract amount
2nd instal.	Draft main design	30% of maximum contract amount
3rd instal.	Delivery of Final main design	50% of maximum contract amount

2. Each deliverable shall be subject to review and formal written acceptance by the Client.

3. No advance or mobilization payments are envisaged; payments are strictly tied to the satisfactory completion and acceptance of contractually defined milestones.

4. The Consulting Firm shall submit invoices as per deliverables.

5. Invoices and supporting documentation shall be submitted to Client through the channel specified in the contract; payment will be processed only upon receipt of complete and compliant documentation.

6. All payments are contingent upon written acceptance of deliverables by Client; no payment shall be made for partial or unapproved submissions.

7. The contract amount is inclusive of all applicable taxes and duties, unless otherwise specified in the contract; no additional reimbursement for taxes, VAT, or duties will be provided.

8. Payments shall be made in the contract currency to the bank account designated by the Consulting Firm, in accordance with the terms set forth in the contract.

9. The Consulting Firm shall comply with all audit and financial management requirements as stipulated by the Air Quality Improvement Project and Client.

Selection

The shortlisting criteria are: Core business with annual revenue exceeding 200.000,00 KM from design services over the past 3 years 30%; Qualifications in the field of the assignment 60%; Technical and managerial organization of the firm and availability of key staff within the firm 10%. Key Experts will not be evaluated at the shortlisting stage.

IDEJNI PROJEKAT



Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

Objekat: Poslovni objekat (Seizmološka stanica-Grdonj)
Lokacija: Ul. Grdonj; k.č. 1208/2; 1209/1; 1208/1; Općina Centar
Vlasnik: Federalni hidormeteorološki zavod FBiH
Investitor: Svjetska banka
Procedure provodi: FHMZ

Autor projekta Mufid Garibija d.i.a.FHMZ

Avgust 2025. godine

Ovjerava: FHMZ-a
Direktor Almir Bijedić d.i.g.



TEHNIČKI OPIS

Zgrada seizmološke stanice je u sastavu Federalnog hidormeteorološkog zavoda koji je i vlasnik 1/1 predmetnog objekta i parcele.
Smještena je u ul. Grdonj na parceli površine od preko 4.000, 00 m². Izgradjena je početkom 20-og stoljeća i vremenom je mjenjala svoj izgled. Radi se o objektu u kojem su vršena prva seizmička mjerenja u Bosni i hercegovini, a interesantan je po tome što se u sklopu objekta nalazi i podzemni tunel u kojem su smješteni seizmografi. Zanimljivo je spomenuti da su prvi mehanički seizmografi na Balkanu instalirani 01. 01. 1905 godine. Lokaciju objekta su Austrougari pažljivo izabrali, i to baš na mjestu gdje se u doba Osmanlija nalazio kamenolom tako da je pomenuti tunel uklesan i izbetoniran u samo brdo Grdonj. Objekat je bio u funkciji i pripadao kategoriji najznačajnih seizmoloških objekata u regiji, sve do agresije na BiH kada su se tuneli koristili kao sklonište za potrebe stanovništva, a zgradu je koristila Armija BiH. Ratnim dejstvima je objekat devastiran u znatnoj mjeri. Nakon agresije, objekat je djelimično saniran i pokriven zelenom, valovitom ljepenkom koja ima kratak vijek trajanja te je došlo do masovnog prokišnjavanja i stradanja stare drvene konstrukcije.
Sanacijom objekta nije obuhvaćena stropna nosiva konstrukcija od drvenih greda kao ni krovna drvena konstrukcija. Devastacija se prokišnjavanjem prenijela i na ostatak objekta što je dovelo do neuslovnosti za korištenja cijelog objekta.

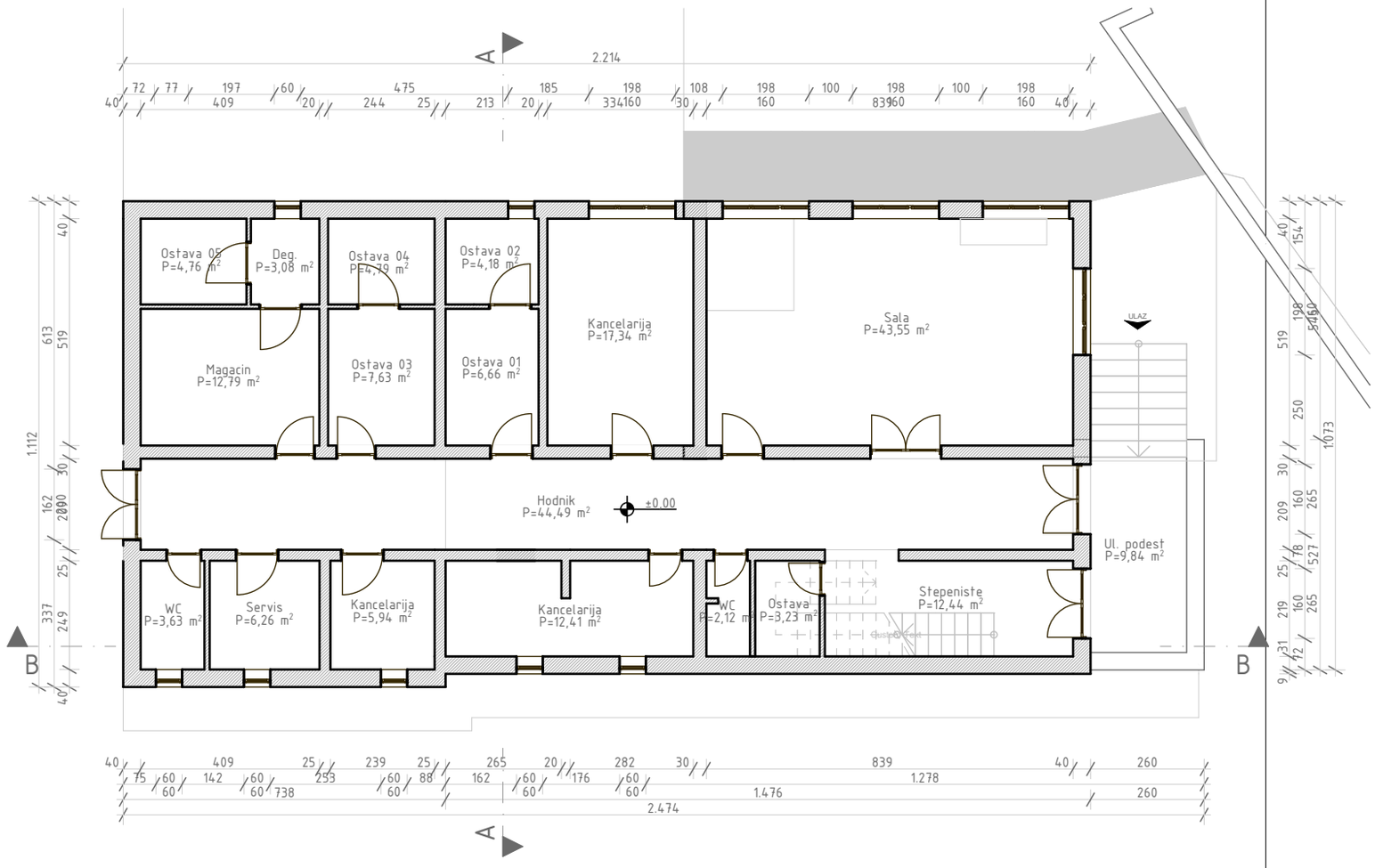
Predmetni objekat je smješten na padniskim dijelovima grada što podrazumijeva teren u nagibu. Nagib parcele je orjentisan u smjeru istok – zapad gdje je zapadna strana niža.
Objekat je pravougaonog geometrijskog oblika i svojom dužom stranom je orjentisan u smjeru istok – zapad. Pristup prizemlju je obezbijedjen sa zapadne strane preko vanjskih armiranobetonskih stepenica sa ulaznim a.b. podestom.
Obzirom na konfiguraciju terena objekat je izveden trakastim temeljima kojim je postignuta nivelacija objekta te savladavanje nagiba terena. Medjuspratna konstrukcija prizemlja i sprata je izvedena armiranobetonskom pločom d= 15,0 cm, odnosno sitnorebrastom a.b. pločom izmedju prizemlja i sprata potkovana daskom i malterisana cementnim malterom kao finalnom obradom stropa, dok je ploča izmedju sprata i tavana izvedena drvenim gredama dim: 25,0*20,0 cm sa ispunom od šuta, izmedju greda, dok je gornja i donja strana stropne konstrukcije pokovana drvenim daskama. Na donjoj strani konstrukcije, koja je strop sprata, je izvedeno malterisanje preko pokovane trstike. Vanjski, konstruktivni zidovi su izvedeni od pune opeke d=27,0 cm kao i unutrašnji nosivi i pregradni zidovi. Fasadna stolarija je od J/S drvene masive ostakljena običnim staklom d=4,0 mm. Unutrašnja stolarija je takodjer od j/s drvene masive. Spratnost objekta je P+1.
Postojeći vanjski i konstruktivni zidovi su u dobrom stanju te ne zahtijevaju zahvate u konstruktivnom smislu.



Rekonstrukcija objekta podrazumijeva demontažu kompletne drvene krovne kosntrukcije kao i stropne drvene konstrukcije tavana. Ploča tavana će se zamijeniti a.b. pločom sa pripadajućim horizontalnim serklažima, čime će se dodatno osigurati statička stabilnost cijelog objekta. Na planiranoj a.b. ploči tavana se predvidja izrada nove drvene, krovne konstrukcije u cjelosti, sa svim potrebnim krovnim elementima. Novi krovni pokrov je od falcanog lima u zelenoj, boji patiniranog bakra čime se uklapa u pejsažnu arhitekturu.
Fasadna stolarija je predvidjena od drvene masive u bijeloj boji ostakljene trostrukim "Termopan" staklom. Unutrašnja bravarija se predvidja od kvalitetnih aluminjskih profila u antracit boji.
Fasada objekta se oblaže EPS pločama d=12,0 cm sa završnom obradom silikatne fasade u bijeloj boji sa drvenim aplikacija u nijansi "Toskana". Krovni potkov je drveni u istoj nijansi drvenih aplikacija. Horizontalni i vertikalni oluci su skriveni.
Unutrašnja obrada zidova je predvidjena gipsanim malterom u svim prostorijama sa završnom bijelom bojom, osim toaletnih prostorija gdje se predvidja obrada zidova kermičkim pločicama. Stropovi su predvidjeni od g-k ploča u bijeloj boji. Sve planirane boje u enterijeru su ekološke, na vodenoj bazi.
Podna obloga je predvidjena od porculanskih keramičkih ploča I. kl. u dekoru imitacije parketa kao aasocijacije na prvobitne podove koji su bili od klasičnog drvenog parketa. U referentnim laboratorijama se predvidja antistatik pod u petrolej-zelenoj boji dok će zidovi biti obloženi keramičkim pločama.
Postojeći objekat je obezbijedjen sa svim potrebnim infrastrukturnim instalacijama osim instalacije zemnog gasa.
Grijanje i hladjenje prostorija se predvidja toplotnim pumpama u kombinaciji sa solarnim panelima.
Snadbijevanje električnom energijom se predvidja preko postojećeg elektroenergetskog priključka. Instalacija jake i slabe struje će biti definisana Glavnim projektom, a što podrazumijeva savremenu računarsku mrežu uz elektronsku zaštitu i obezbijedjenje sigurnosti objekta. Potrebno je izvesti novu gromobransku instalaciju.
Priključak na gradsku mrežu sanitarne vode kao i fekalne i oborinske odvodnje je postojeći.
U okviru parcele je obezbijedjen parking prostor za više motornih vozila.
Pješački i kolski pristup parceli i objektu je obezbijedjen sa zapadne strane preko pješačke i kolske kapije sa upravljanjem senzorima, odnosno interfonom.
Za potrebe projektne dokumentacije, autor, Mufid Garibija d.i.a. FHMZ je izvršio ručno snimanje postojećeg stanja objekta, a lokalitet i ažurnu geodetsku situaciju je izvršila firma "Geodet d.o.o." iz Sarajeva što je obezbijedio FHMZ.

Rekonstrukcijom objekta neto i bruto površine se zadržavaju u cjelosti sa izmjenom dispozicija prostorija, a u skladu sa današnjim potrebama FHMZ-a koji će vraćanjem u funkciju ovog objekta postati jedinstven u regionu u okviru seizmičkih mjerenja i praćenja životne sredine.

Postojeće stanje objekta



autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidrometeorološki zavod

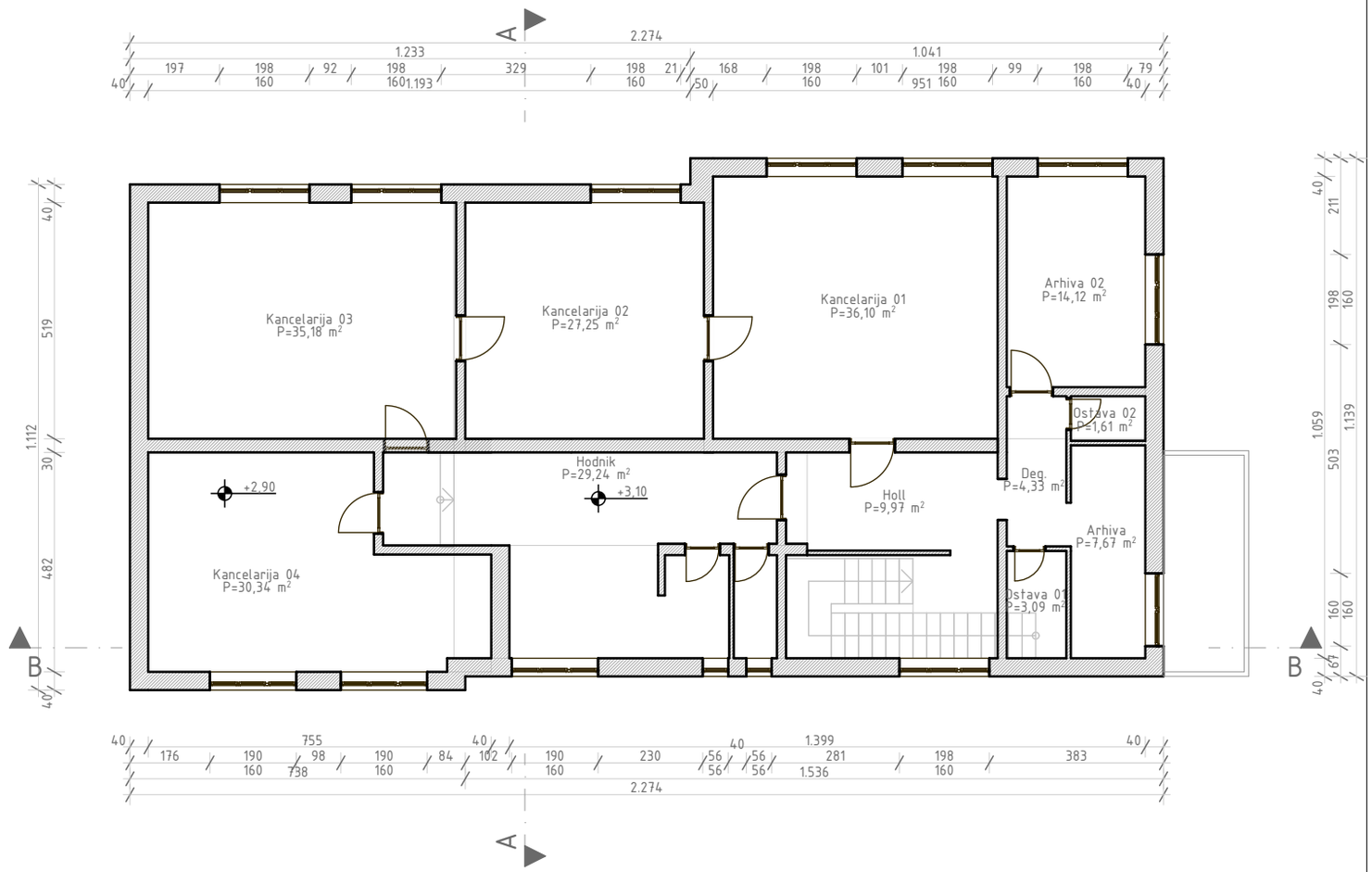
Investitor: Svjetska banka

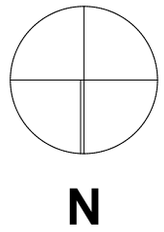
faza projekta:
IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:
Osnova prizemlja postojece stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**2.2**





autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidrometeorološki zavod

Investitor: Svjetska banka

faza projekta:

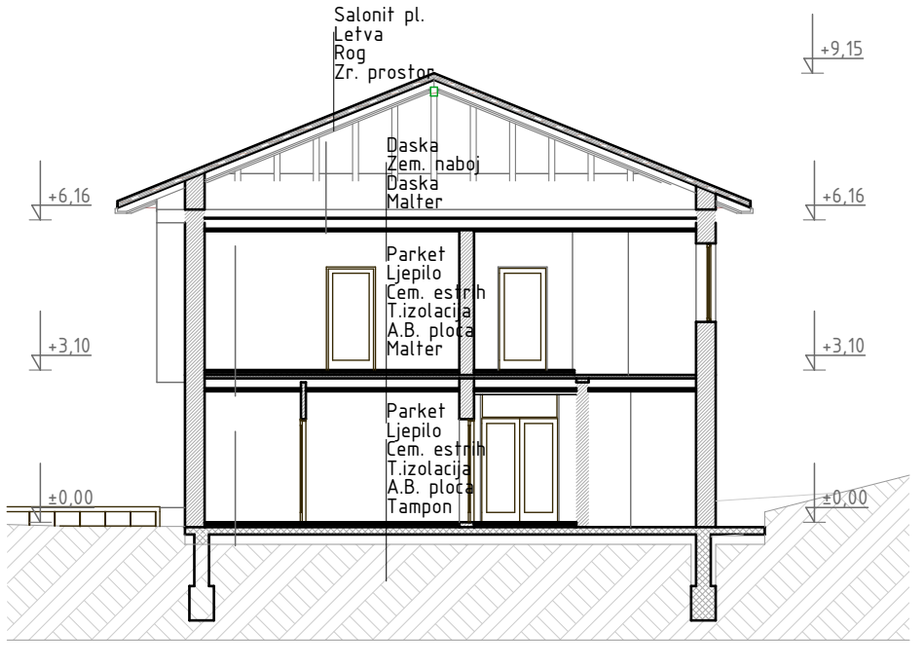
IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Osnova sprata postojece stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**2.3**



PRESJEK A-A

POGLED SA ULICE



faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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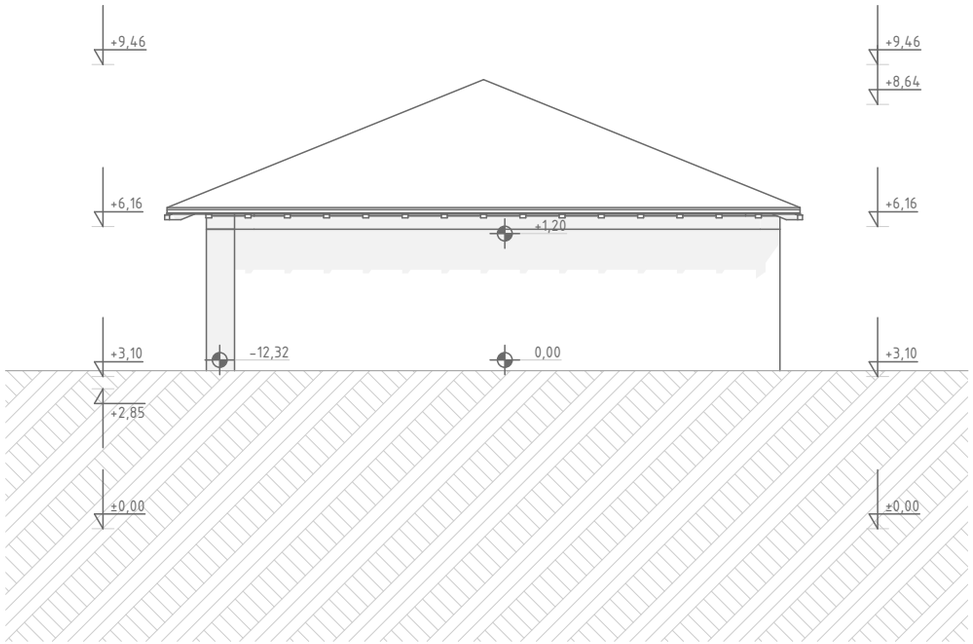
Presjek A-A postojece stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**3.1**

autor:
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Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



FASADA ISTOK



FASADA ZAPAD

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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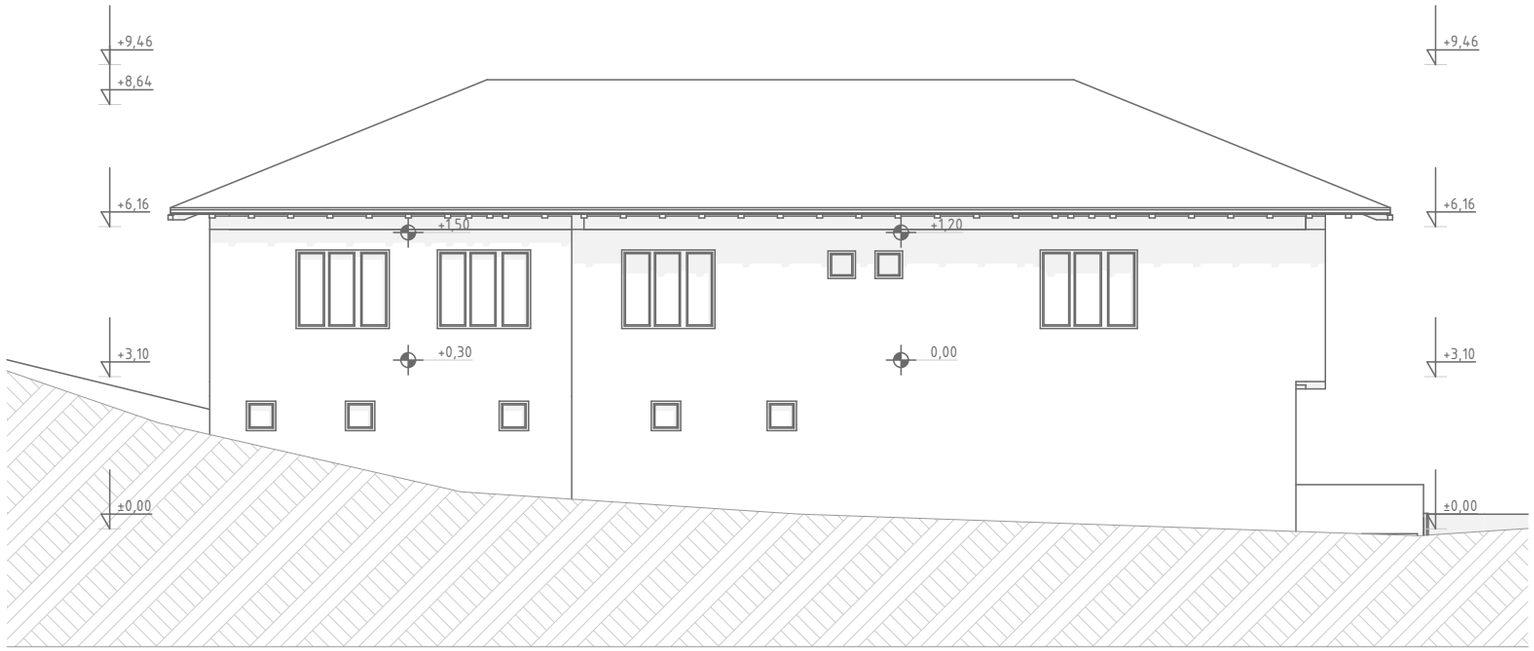
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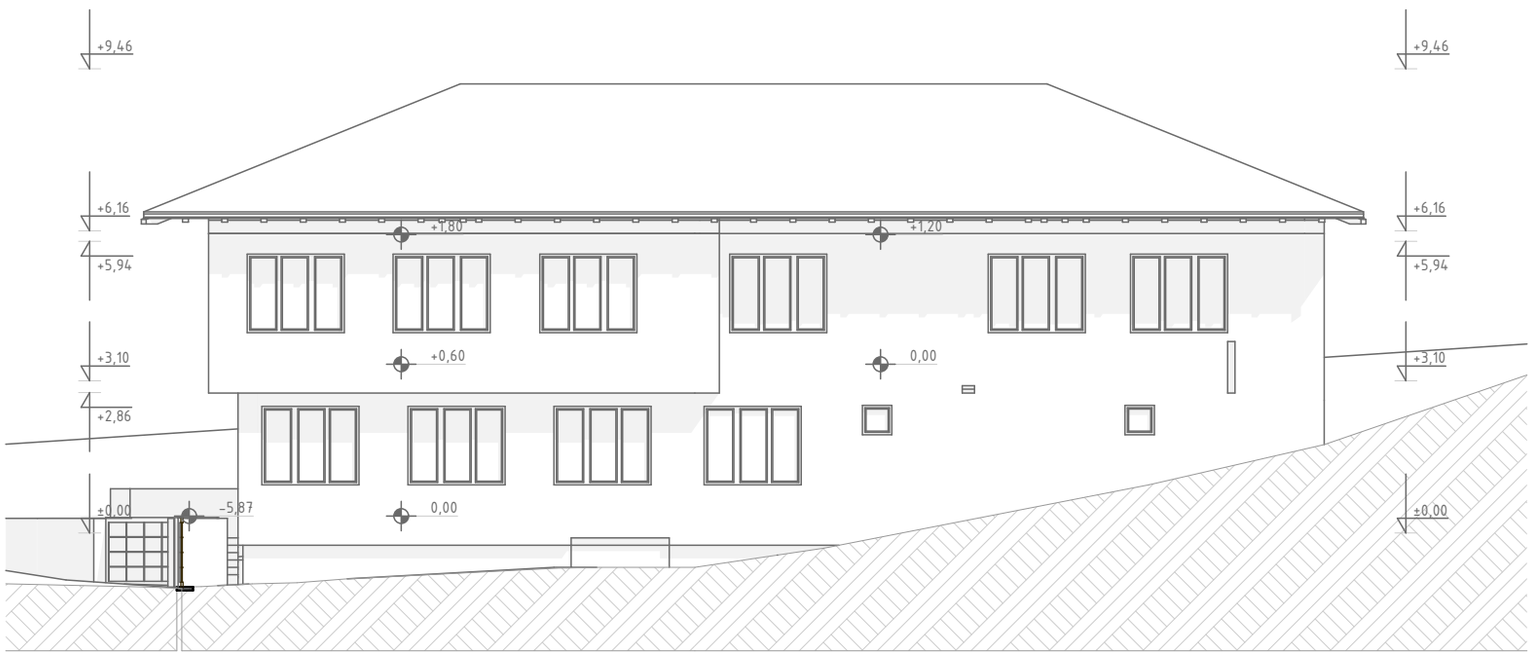
autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidrometeorološki zavod

Investitor: Svjetska banka



FASADA SJEVER



FASADA JUG

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

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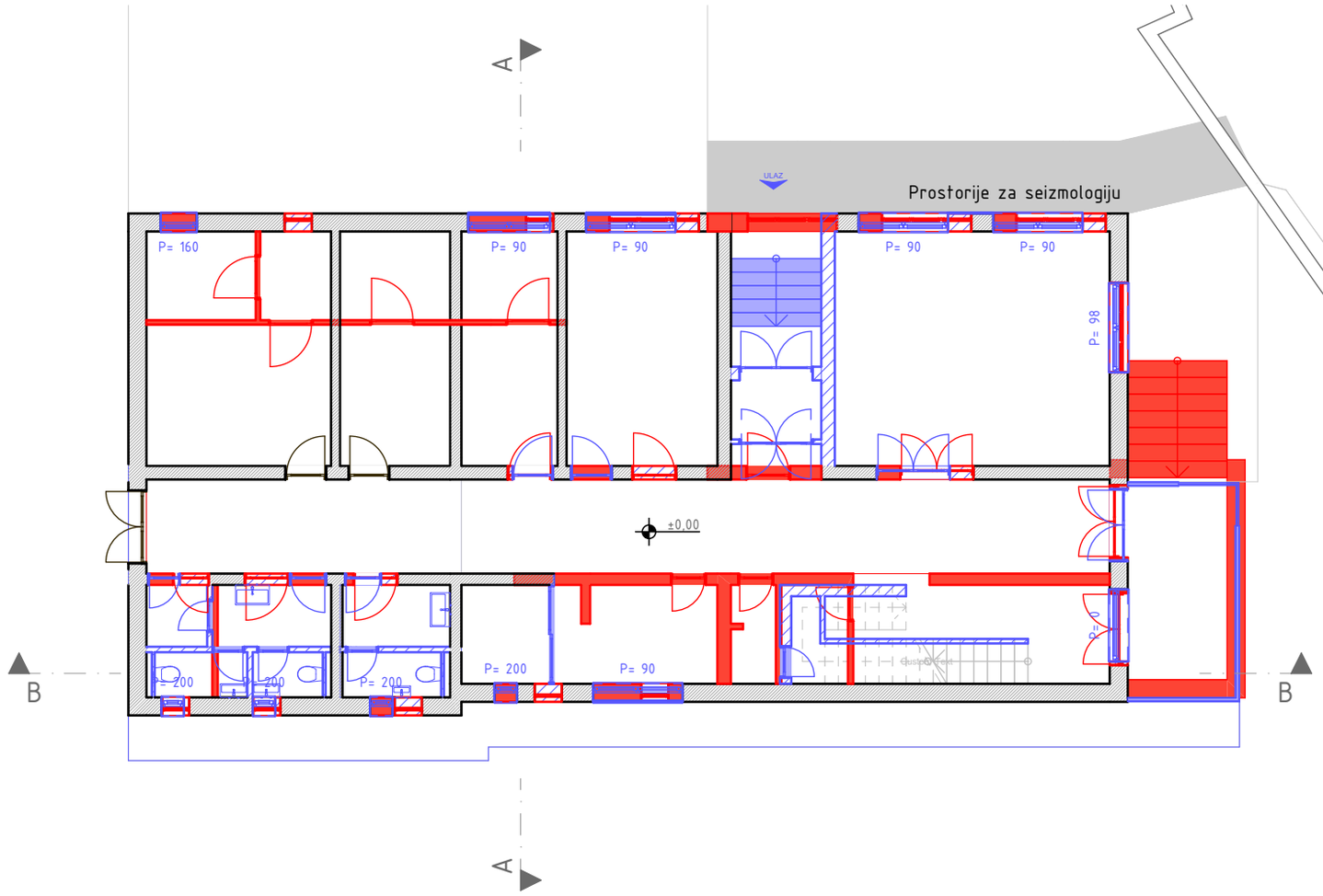
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Avgust 2025	**1:150**	**A**	**4.2**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidrometeorološki zavod

Investitor: Svjetska banka

Plan rusenja i zidanja objekta



N

Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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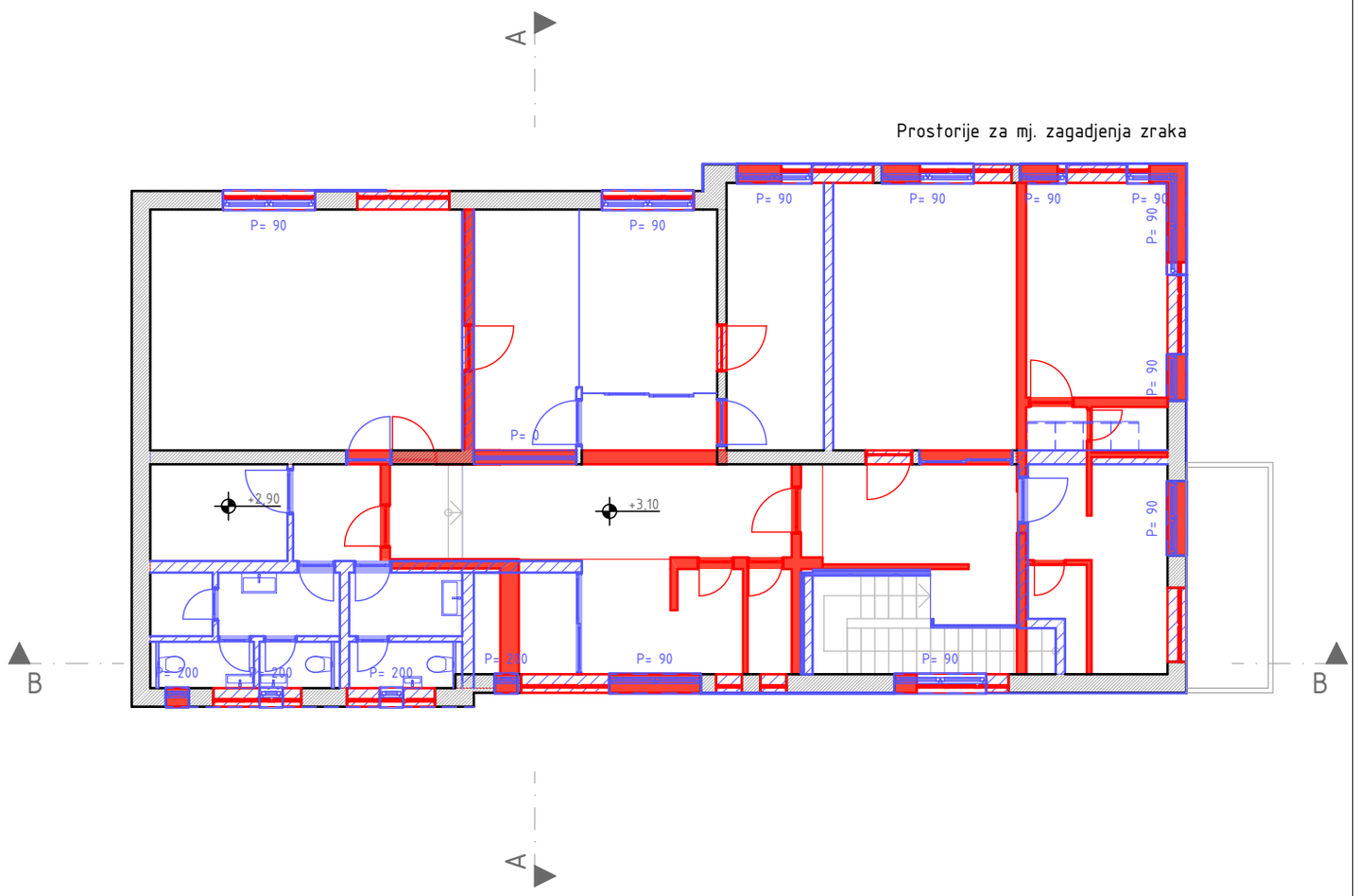
Osnova prizemlja plan rusenja i zidanja

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**2.2**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



N

Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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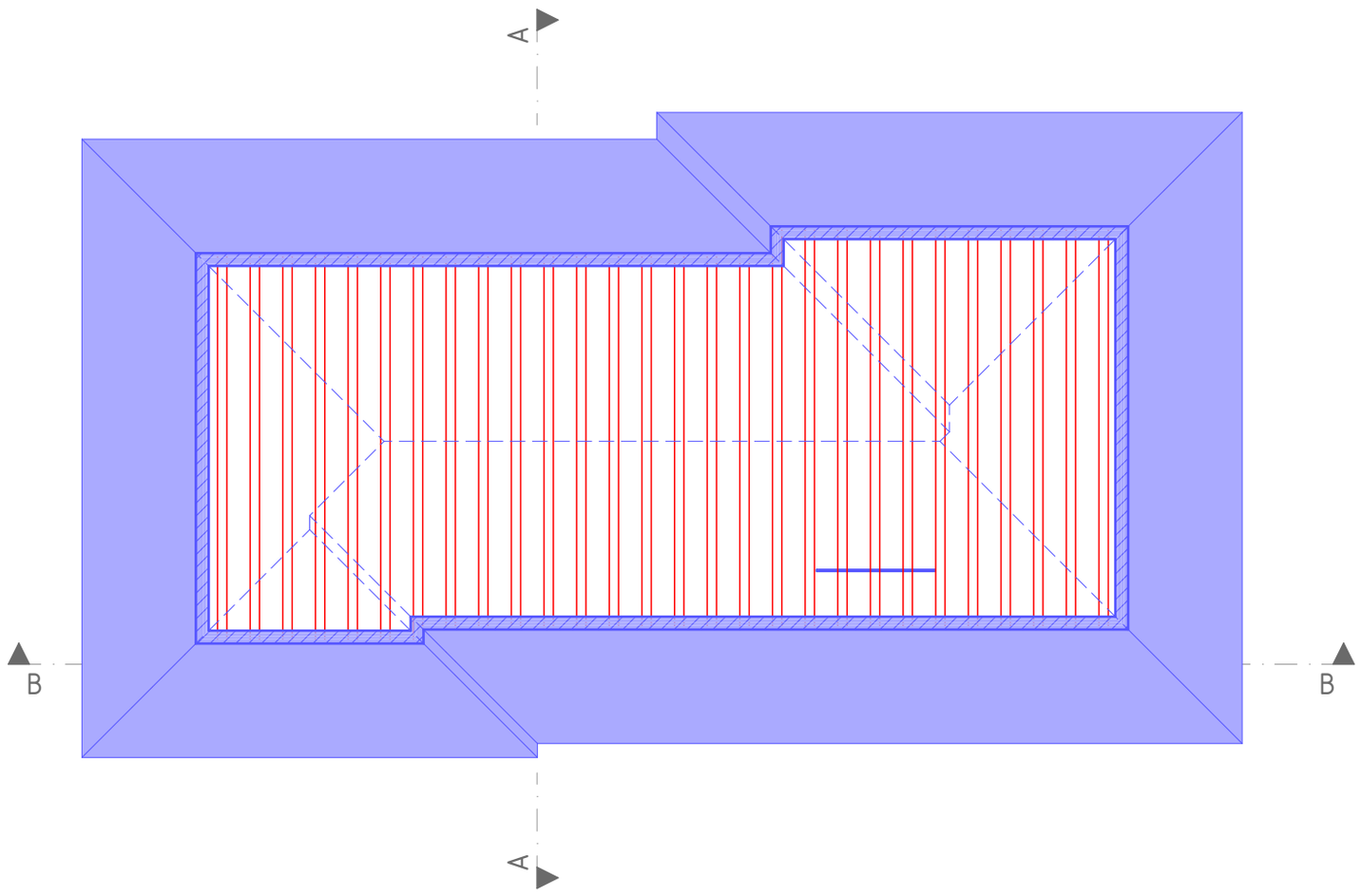
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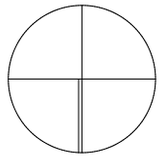
datum:	mjerilo:	faza:	br.crteža:
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autor:
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Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka





N

Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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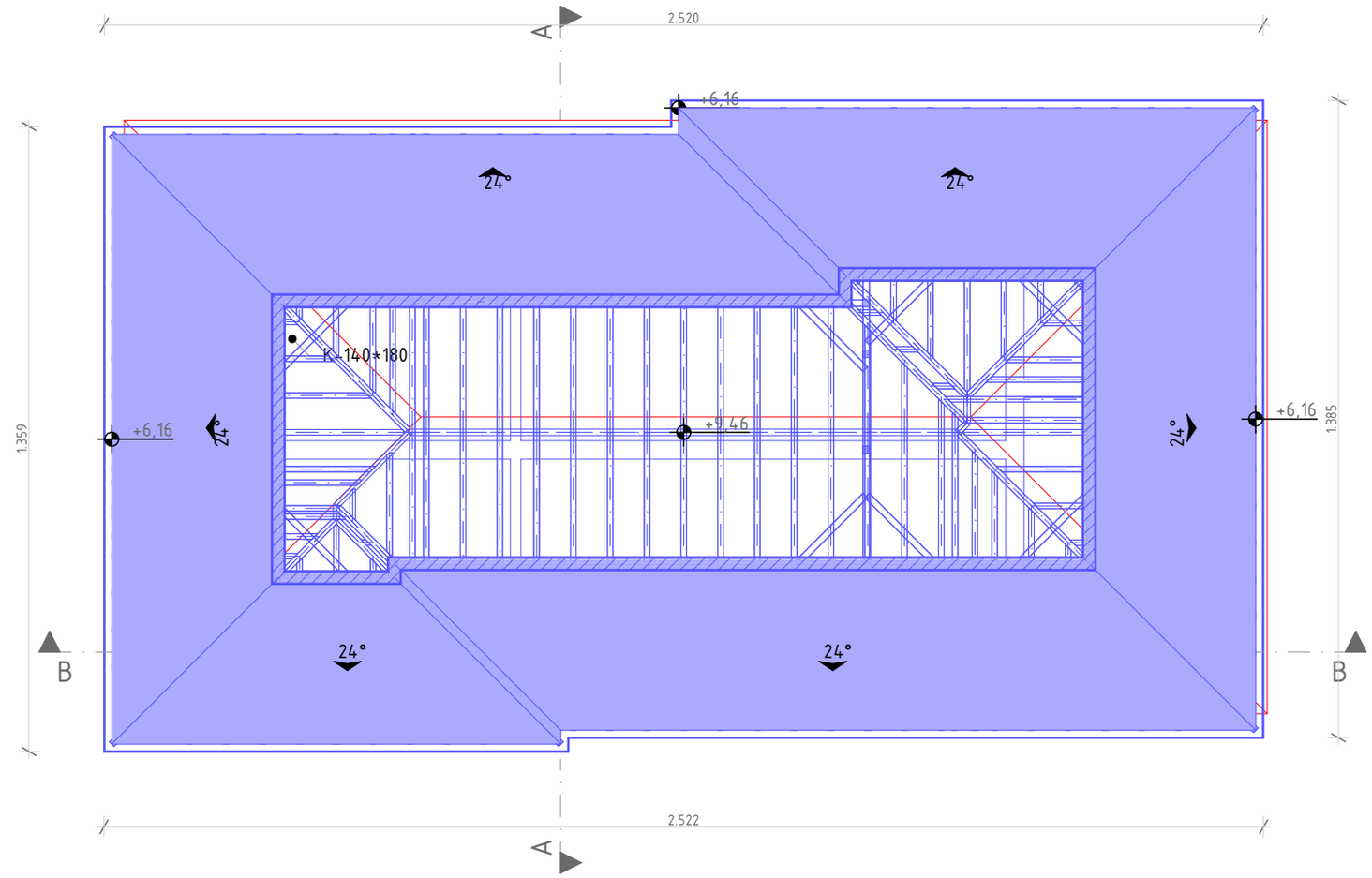
Osnova tavana plan rusenja i zidanja

datum:	mjerilo:	faza:	br.crteža:
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autor:
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Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



N

Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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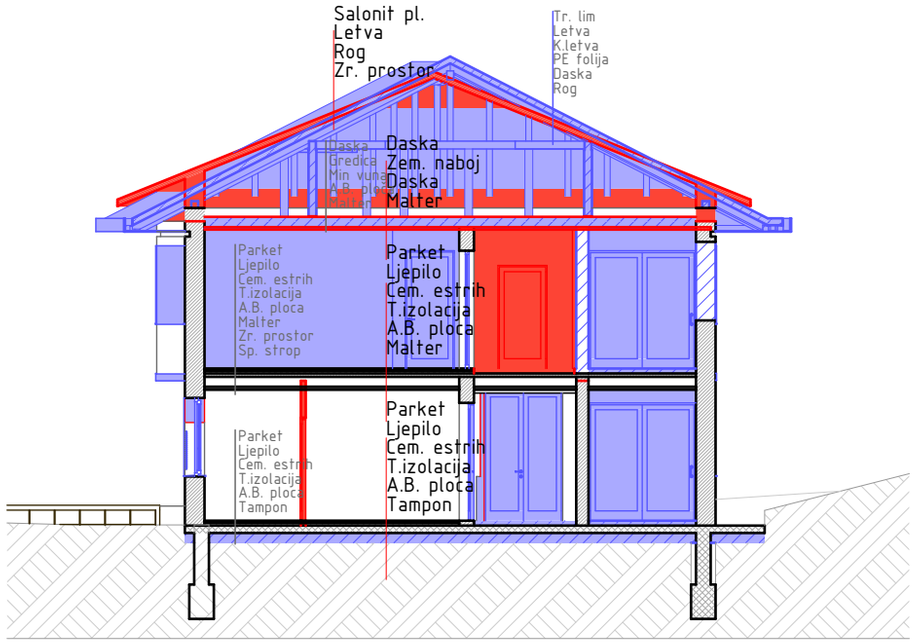
Osnova krova plan rusenja i zidanja

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**2.5**

autor:
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Vlasnik: Federalni hidrometeorološki zavod

Investitor: Svjetska banka



Rušenje

Zidanje

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Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka

faza projekta:

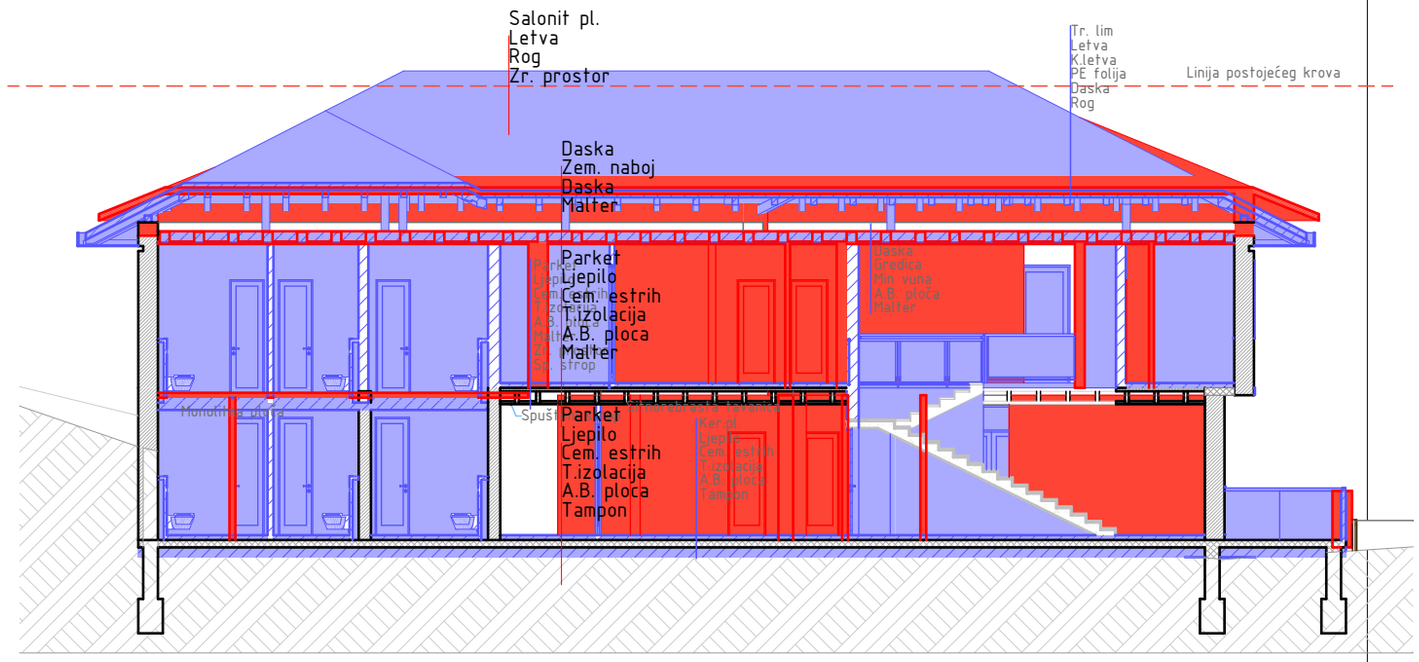
IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Presjek A-A plan rusenja i zidanja

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**3.1**



Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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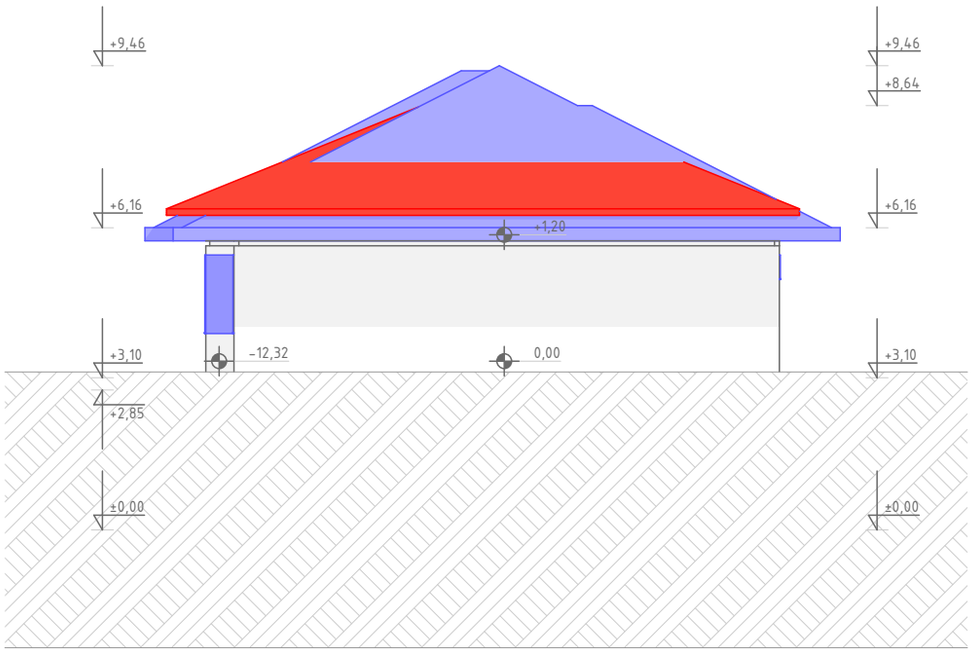
Presjek B-B plan rusenja i zidanja

datum:	mjerilo:	faza:	br.crteža:
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autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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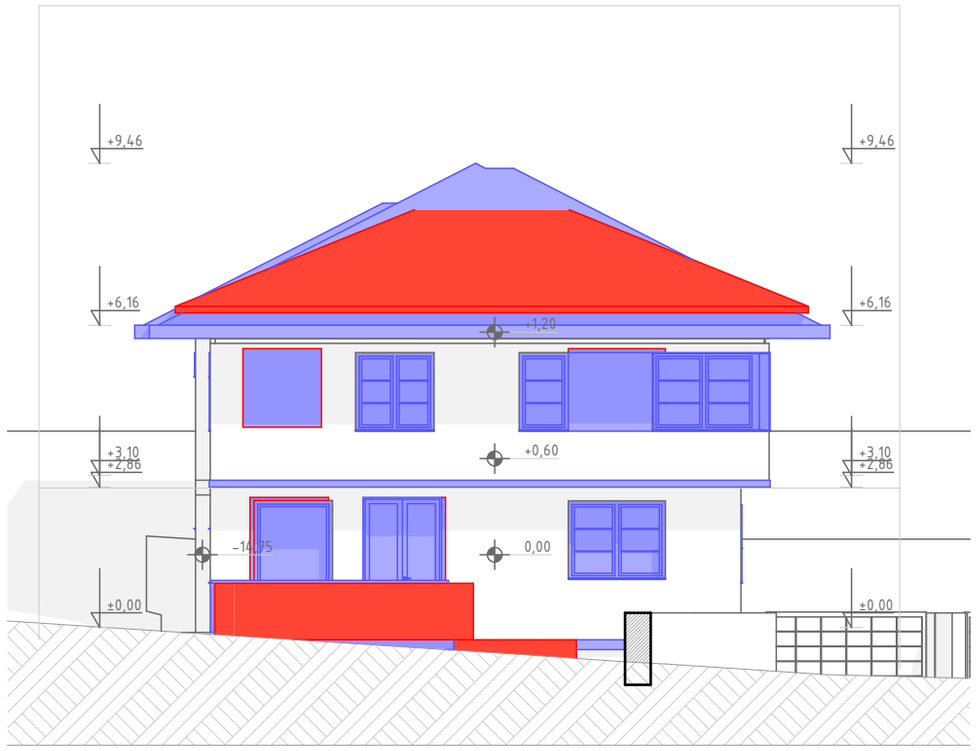
Fasada istok plan rusenja i zidanja

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**4.1**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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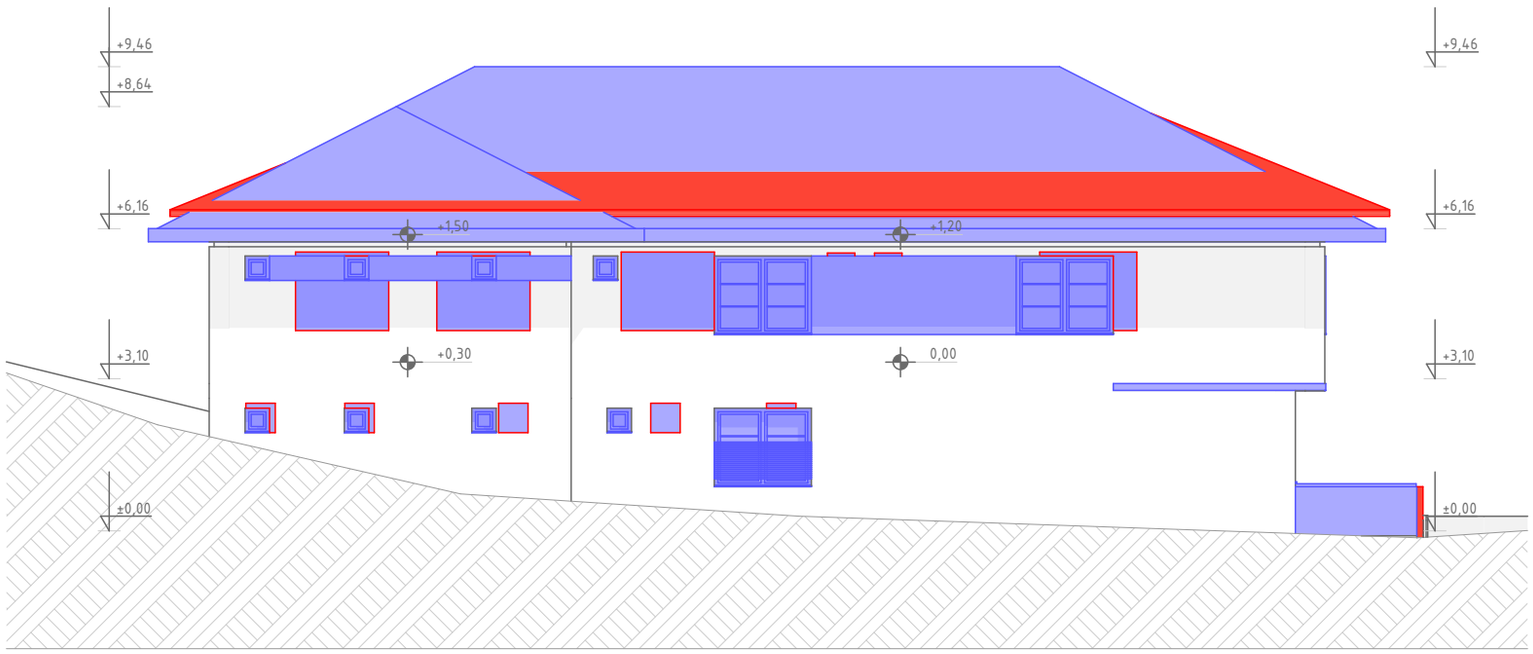
Fasada zapad plsna rusenja i zidanja

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Avgust 2025	**1:150**	**A**	**4.2**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Fasada sjever plan rusenja i zidanja

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**4.3**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Rušenje

Zidanje

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

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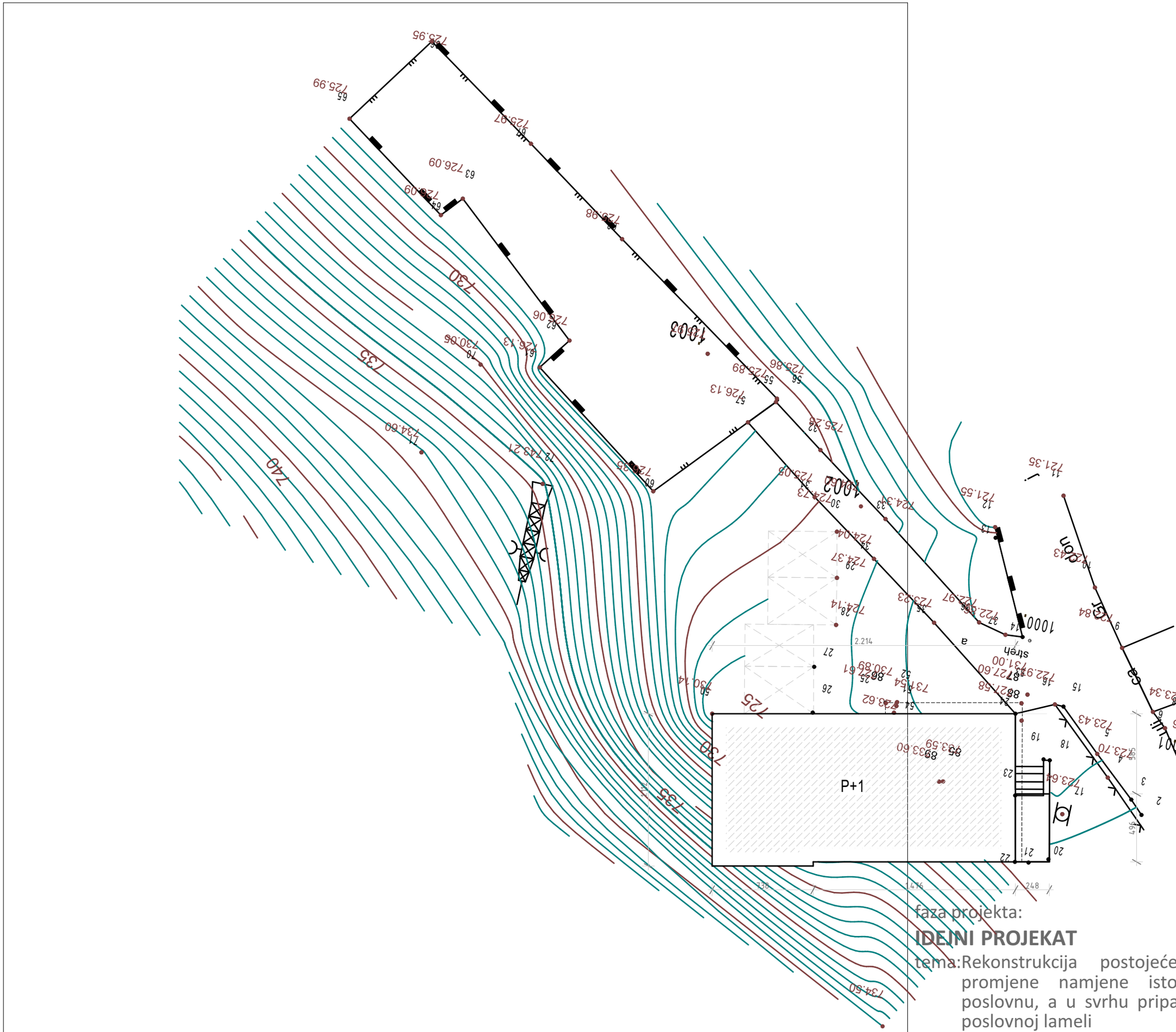
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autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka

Novoprojektovano stanje objekta



faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Situacija AGS

datum:	mjerilo:	faza:	br.crteža:
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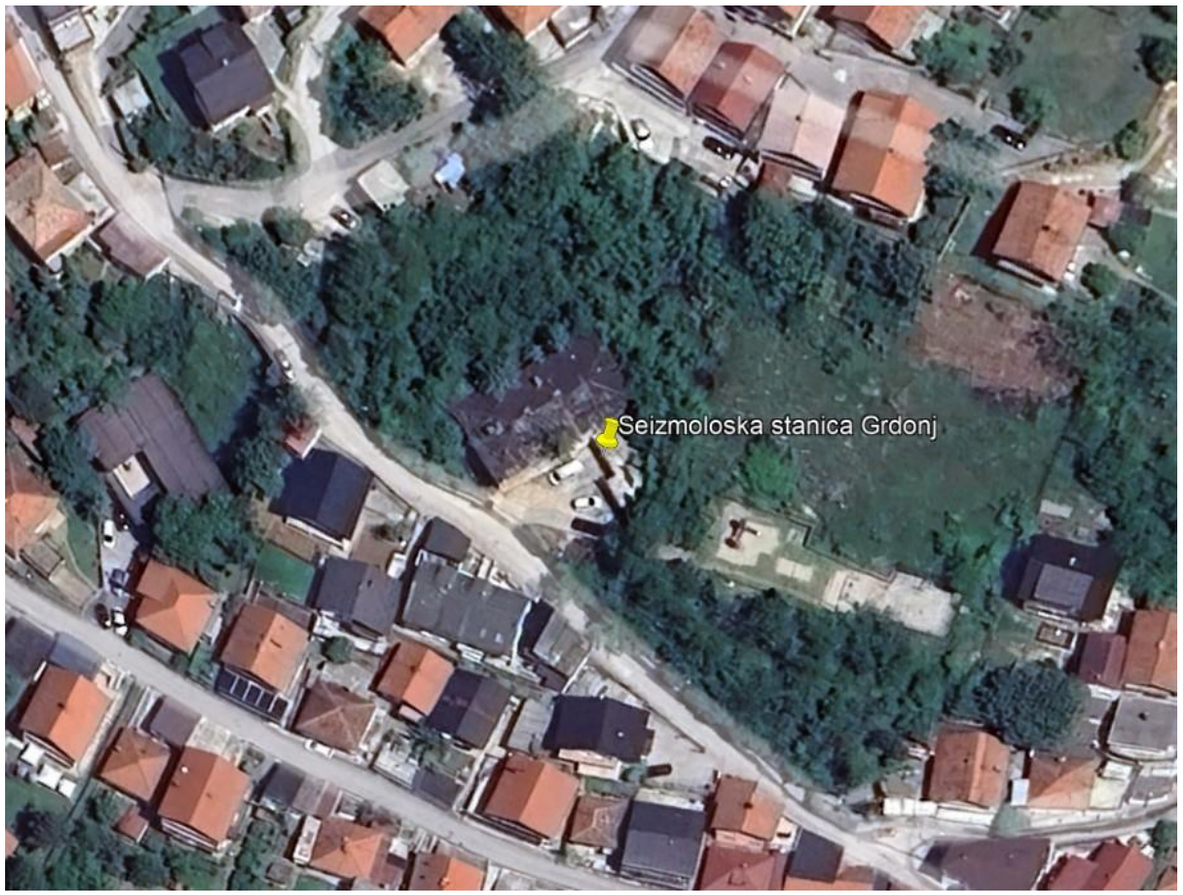
autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidrometeorološki zavod

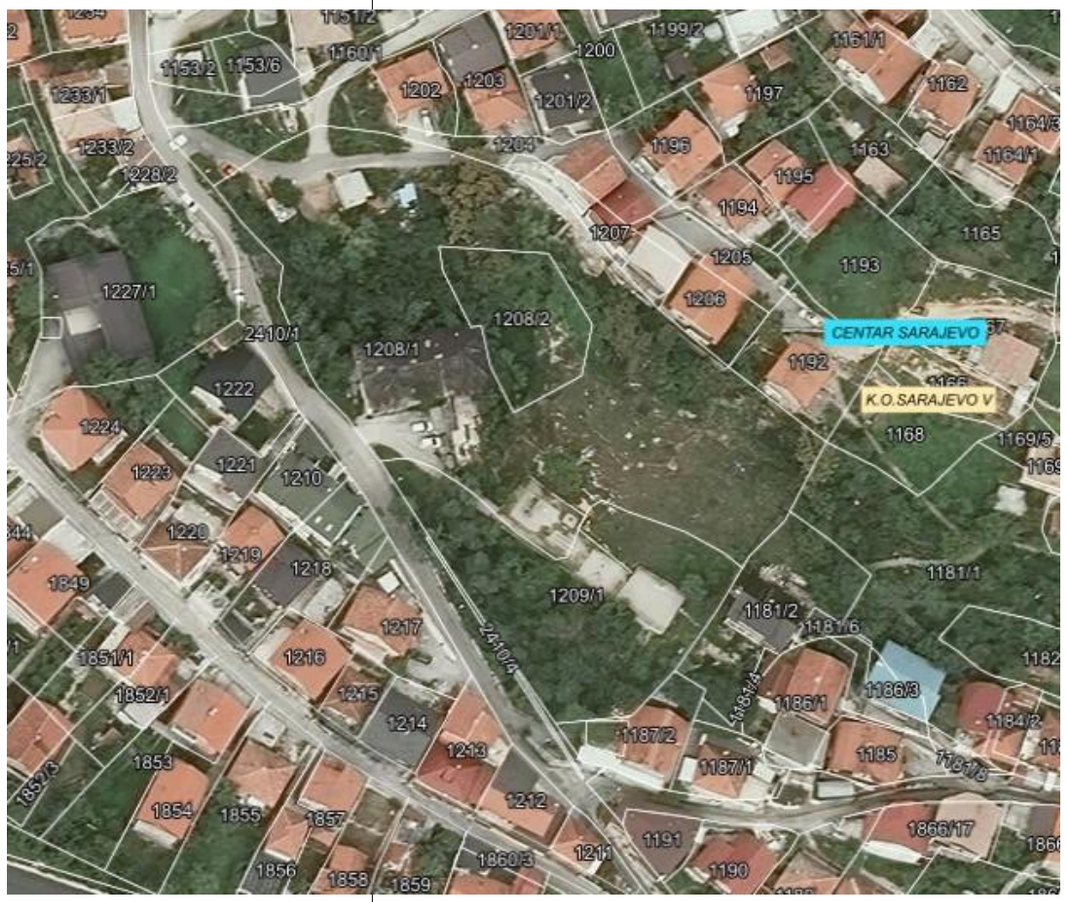
Investitor: Svjetska banka

N

Satelitski snimak



Geoportal



faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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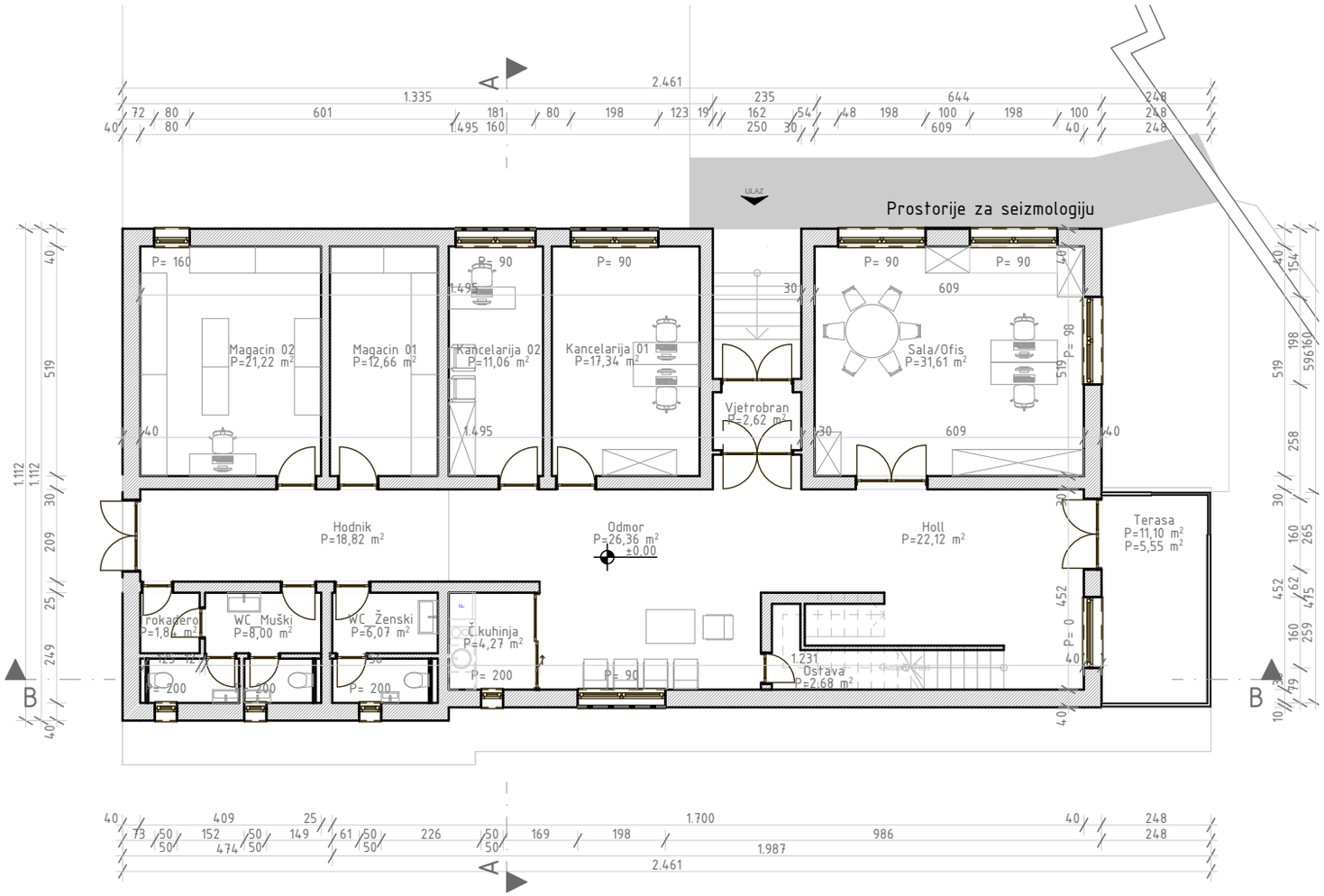
Satelitski snimak i geoportal

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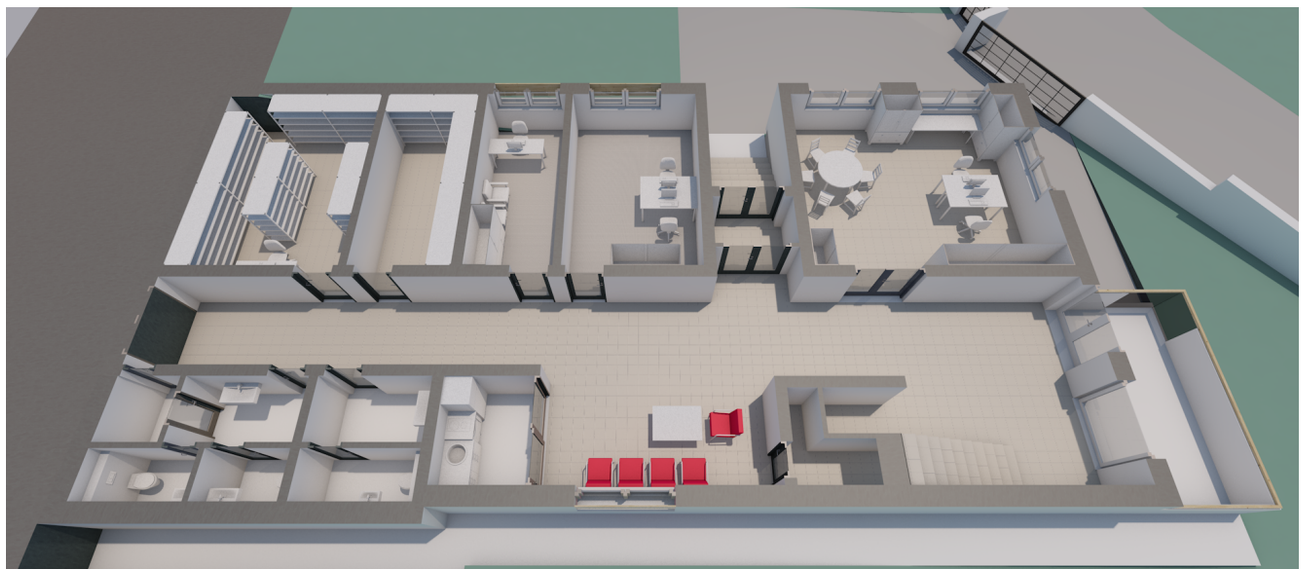
autor:
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Vlasnik: Federalni hidrometeorološki zavod

Investitor: Svjetska banka



Tlocrt prizemlja



Perspektivni prikaz prizemlja

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidrometeorološki zavod

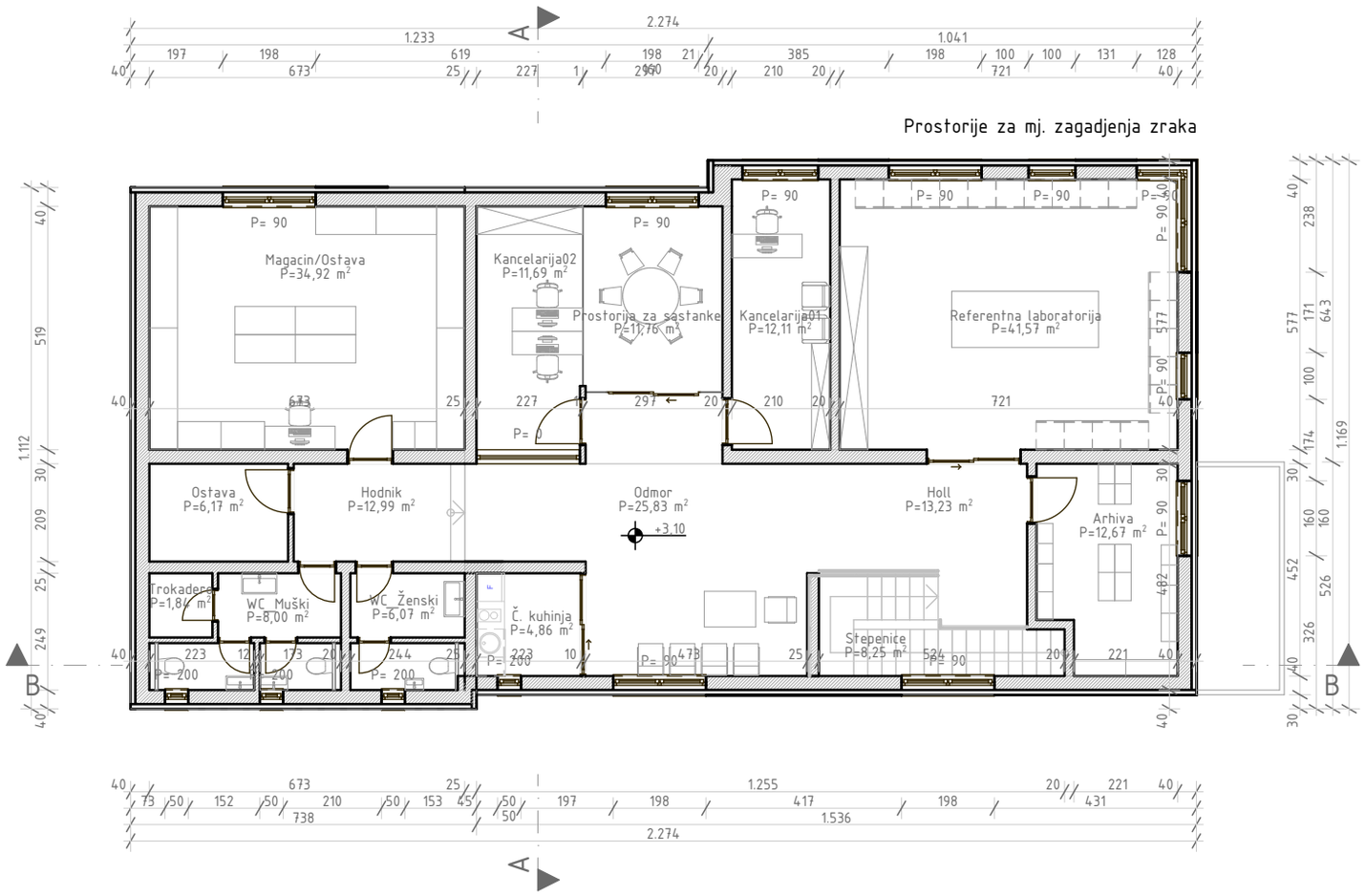
Investitor: Svjetska banka

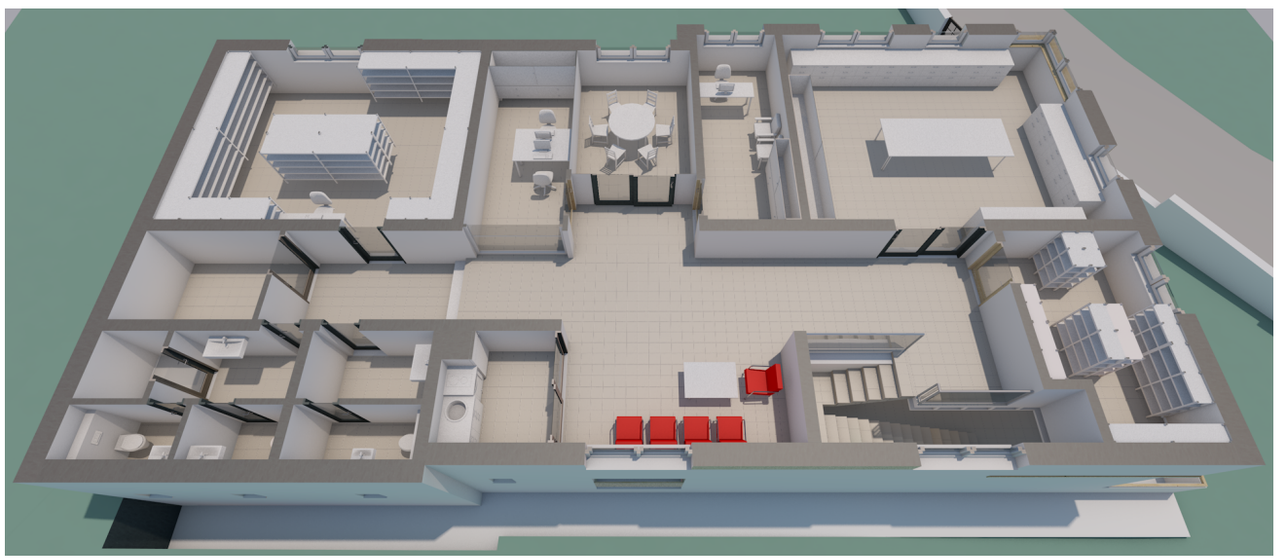
faza projekta:
IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:
Osnova prizemlja novoprojetovano stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**2.4**





N

Tlocrt sprata

Perspektivni prikaz sprata

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

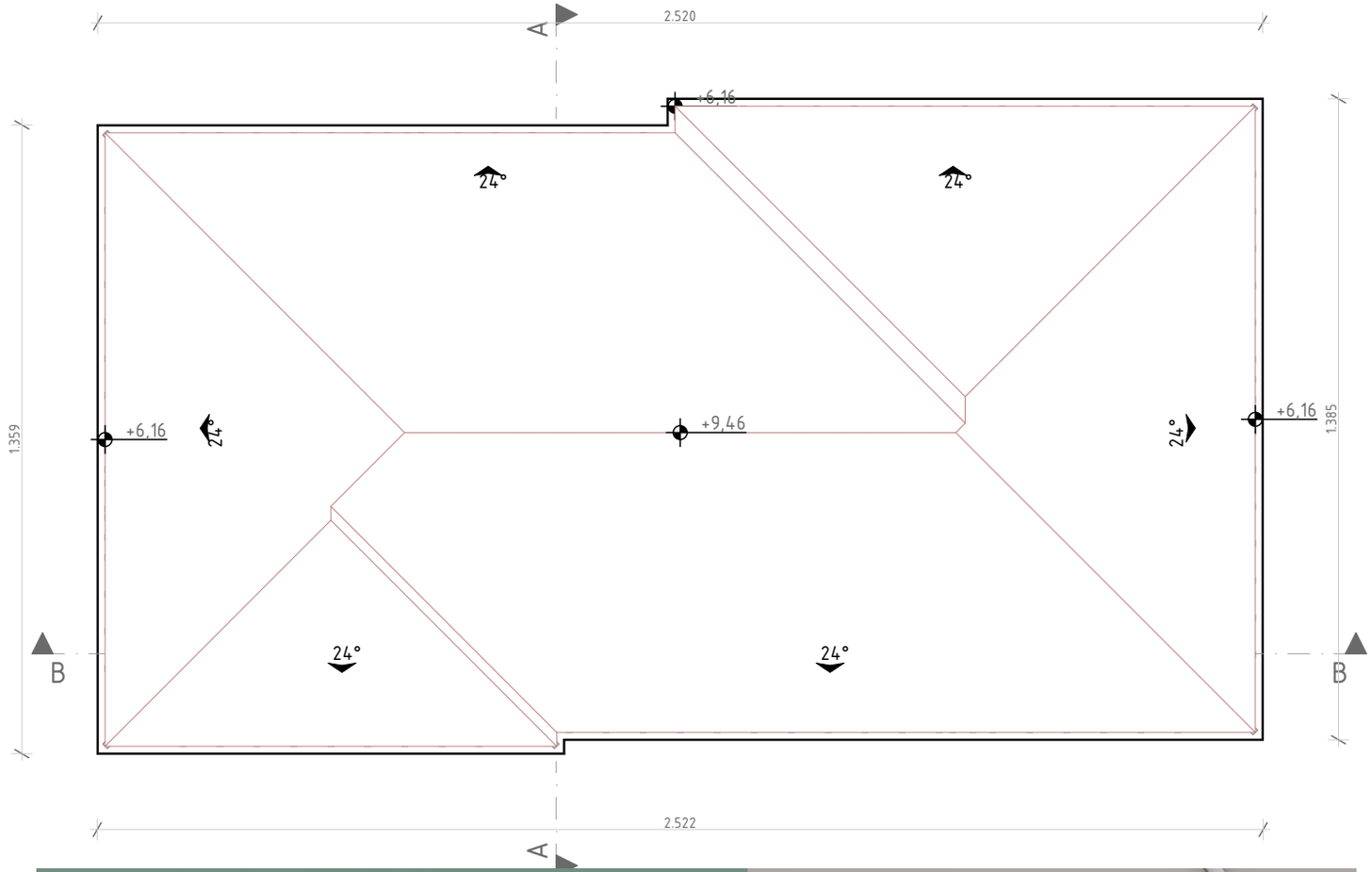
Osnova sprata novoprojektovnao stanje

datum:	mjerilo:	faza:	br.crteža:
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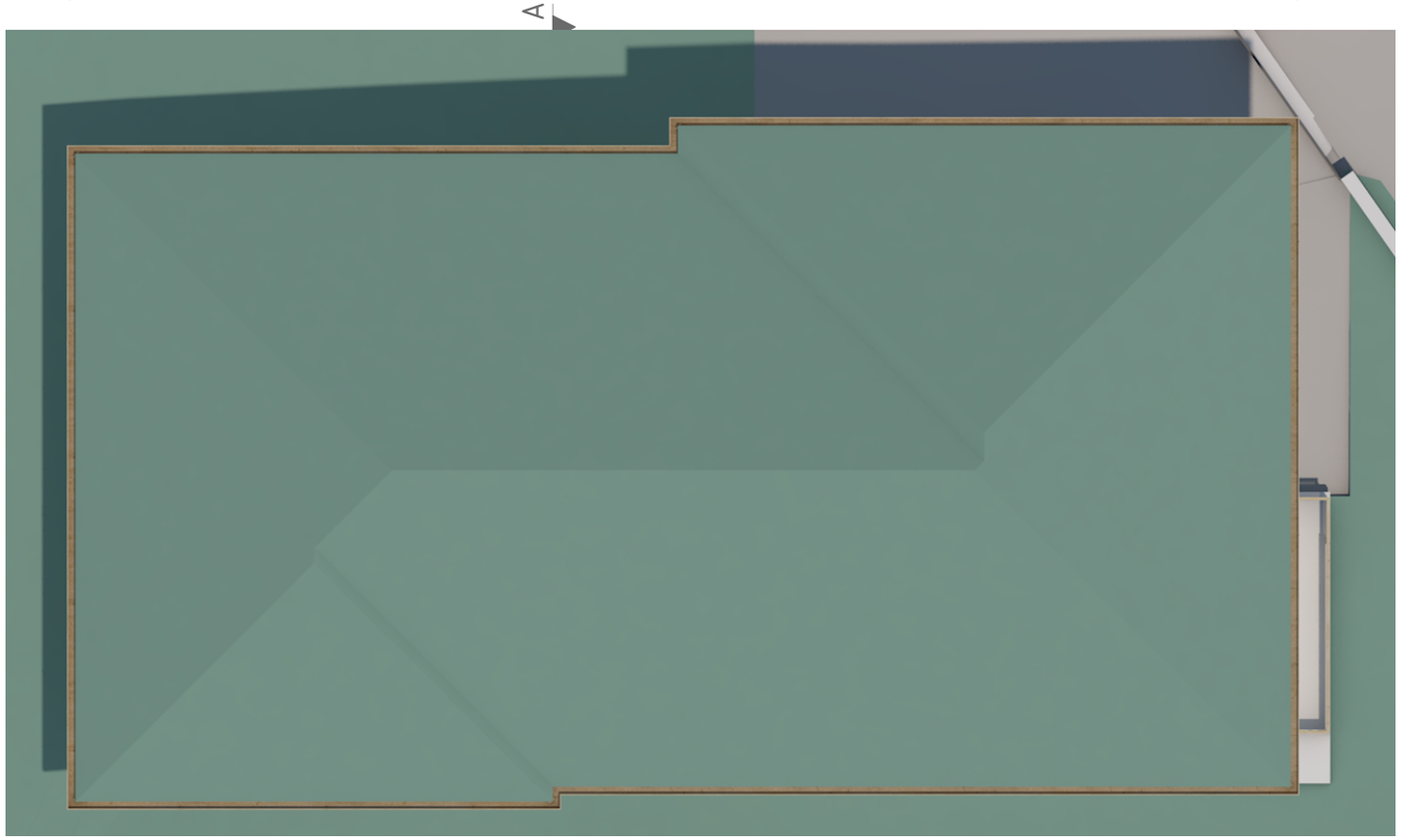
autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Tlocrt krova



Perspektivni prikaz krova

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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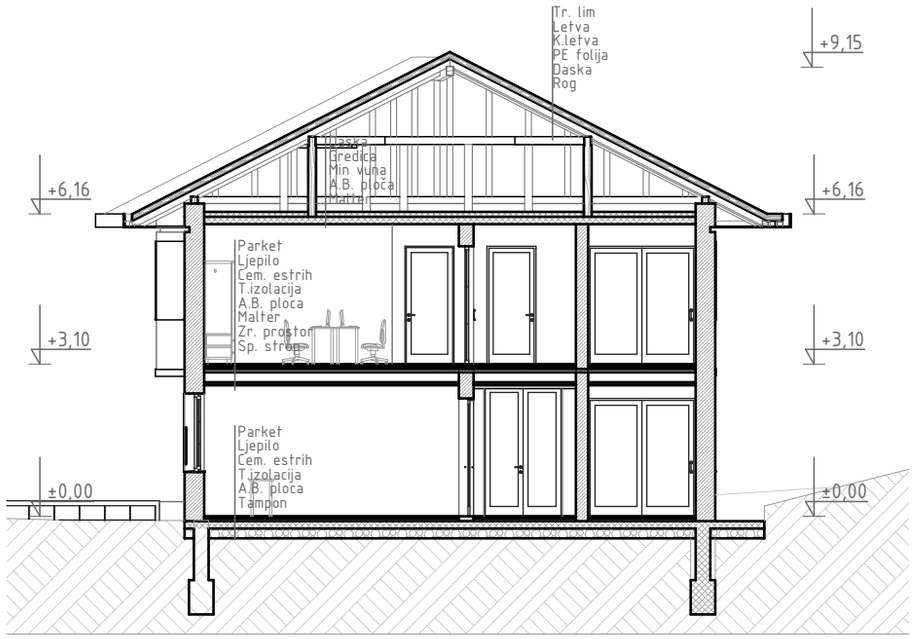
Osnova krova novoprojektovano stanje

datum:	mjerilo:	faza:	br.crteža:
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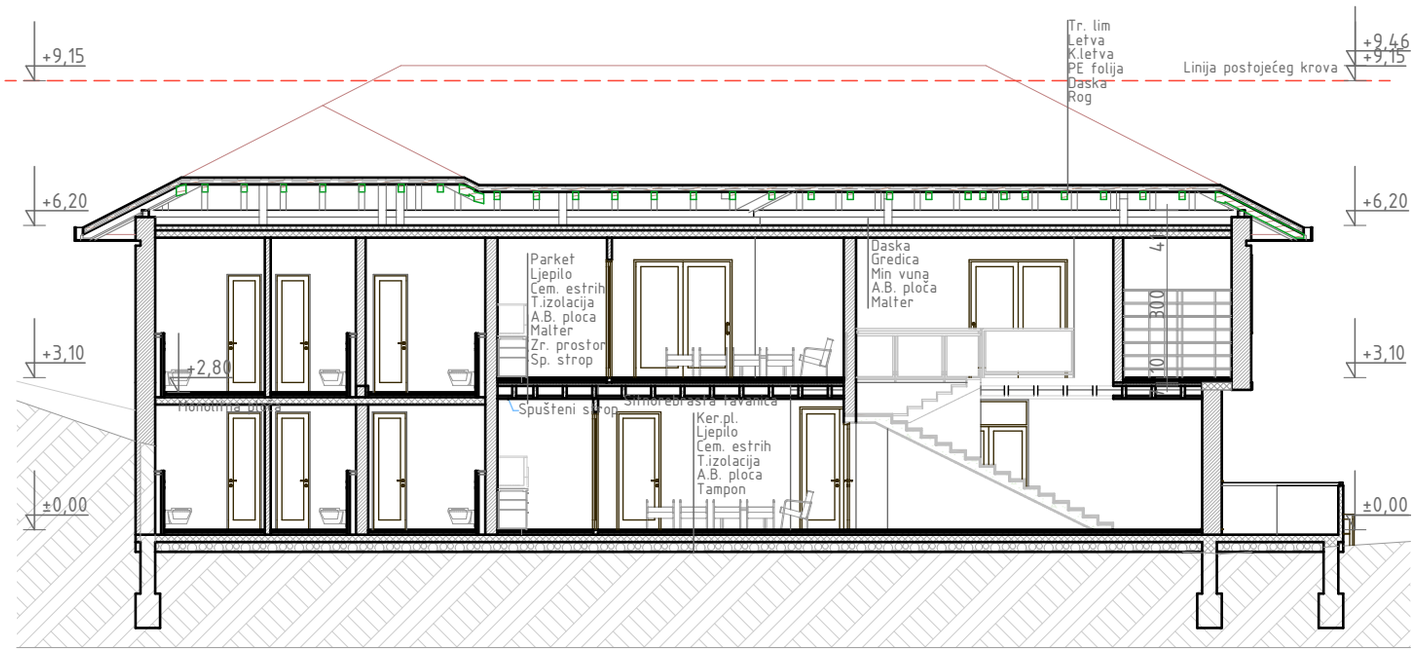
autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Presjek A-A



Presjek B-B

N

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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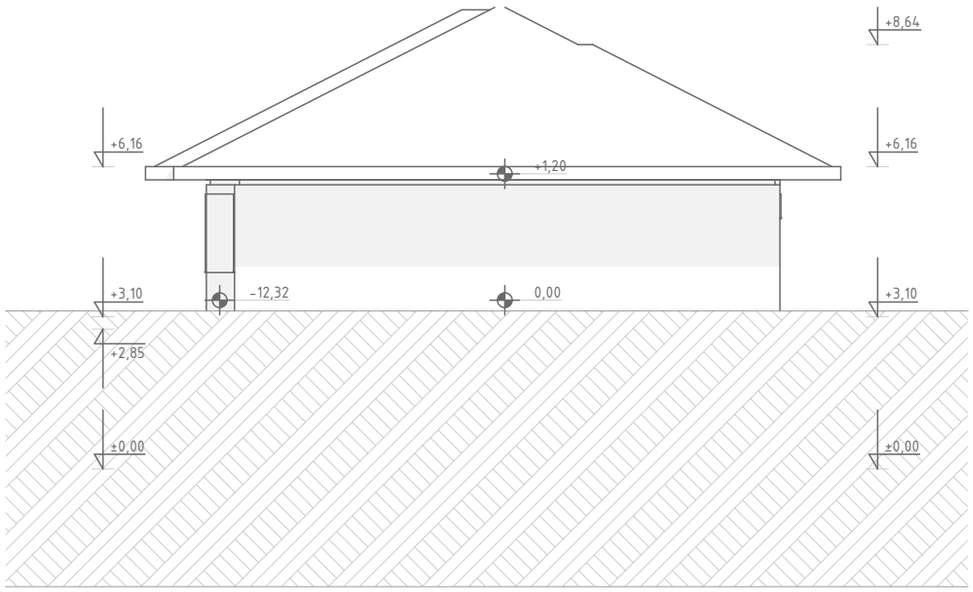
Presjeci A-A i B-B novoprojektovano stanje

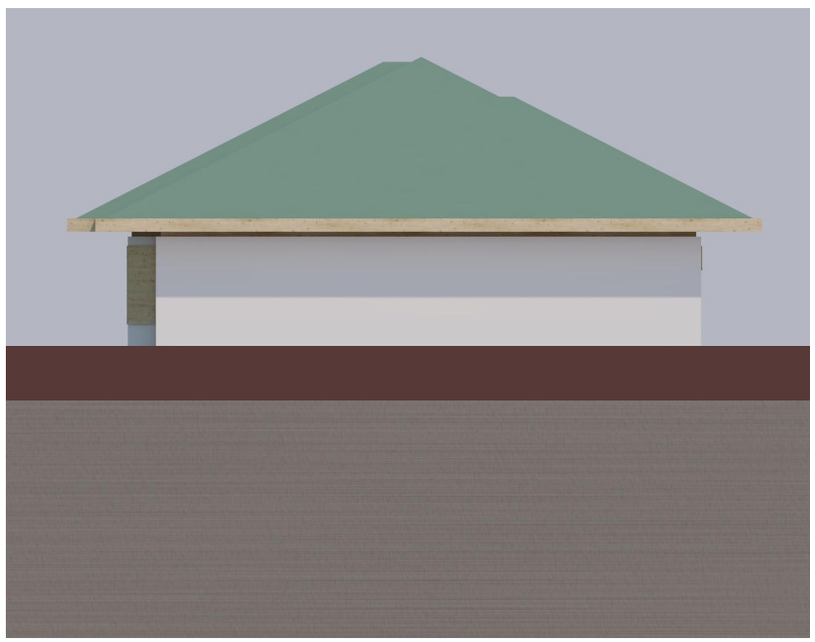
datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**3.1**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidrometeorološki zavod

Investitor: Svjetska banka





Fasada istok

Fasada istok

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Fasada istok novoprojektovano stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**4.1**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Fasada zapad



Fasada zapad

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

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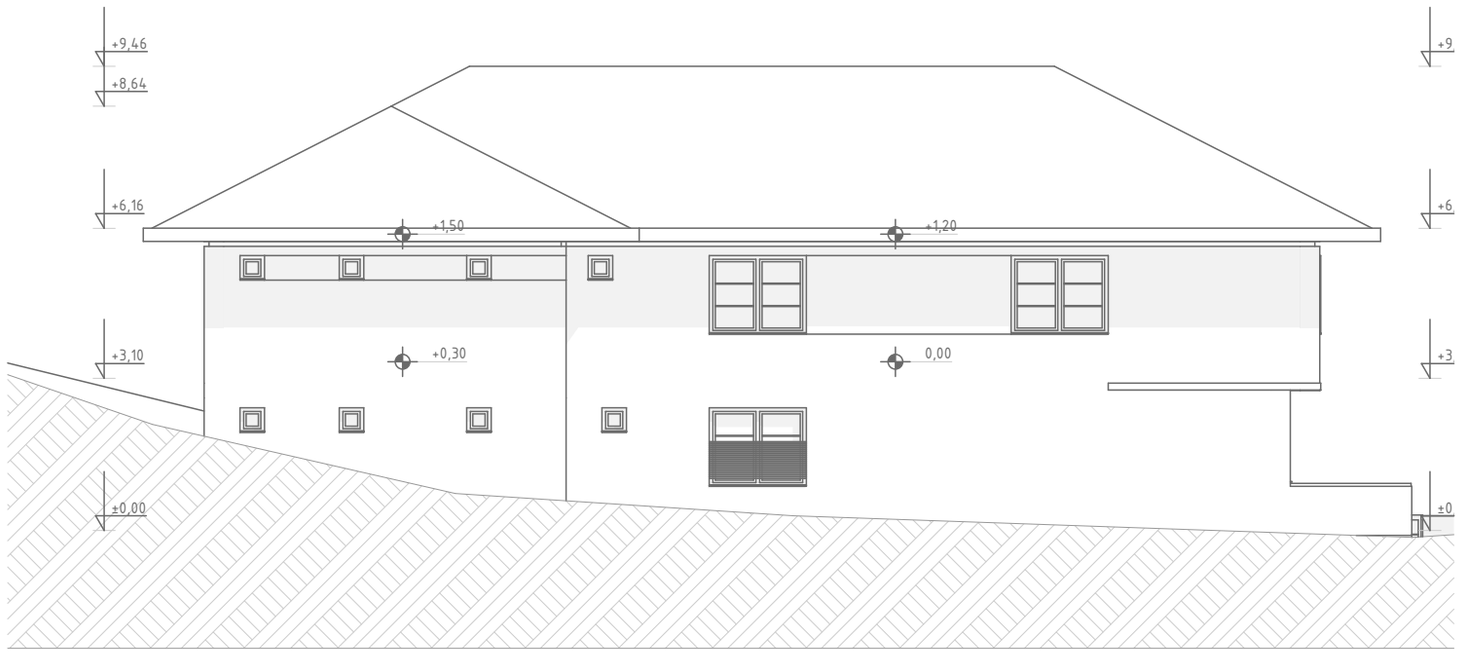
Fasada zapad novoprojektovano stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**4.2**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



FASADA SJEVER



Fasada sjever

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Fasada sjever novoprojektovano stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**4.3**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Fasada jug



Fasada jug

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Fasada jug novoprojektovano stanje

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:150**	**A**	**4.4**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka



Perspektiva pogled sa ulice



Iluminacija

faza projekta:

IDEJNI PROJEKAT

tema: Rekonstrukcija postojećeg objekta sa promjene namjene istočne lamele u poslovnu, a u svrhu pripajanja postojećoj poslovnoj lameli

crtež:

Perspektivni prikaz novoprojektovanog sta

datum:	mjerilo:	faza:	br.crteža:
Avgust 2025	**1:3,15**	**A**	**6.1**

autor:
Mufid Garibija d.i.a. F.H.M.Z.

Vlasnik: Federalni hidormeteorološki zavod

Investitor: Svjetska banka

Bosna i Hercegovina
Federacija Bosne i Hercegovine
Kanton Sarajevo
Grad Sarajevo
OPĆINA CENTAR SARAJEVO
Služba za prostorno uređenje i investicije

Босна и Херцеговина
Федерација Босне и Херцеговине
Кантон Сарајево
Град Сарајево
ОПШТИНА ЦЕНТАР САРАЈЕВО
Служба за просторно уређење и инвестиције

01/07
12.02/26

Broj: 07-19-4178/24
Datum: 28.01.2026. godine

Na osnovu čl. 48. i 54. Zakona o prostornom uređenju Kantona Sarajevo («Službene novine Kantona Sarajevo», br. 24/17 i 1/18) i člana 200. Zakona o upravnom postupku («Službene novine Federacije BiH», br. 2/98, 48/99 i 61/22), rješavajući po zahtjevu Federalnog hidrometeorološkog zavoda za izdavanje urbanističke saglasnosti za rekonstrukciju, dogradnju i promjenu namjene stambenog objekta u poslovni objekat u ul. Grdonj br. 6 u Sarajevu, Općinski načelnik putem Službe za prostorno uređenje i investicije Općine Centar Sarajevo, **d o n o s i**

OVO RJEŠENJE JE POSTALO PRAVOSNAŽNO
Dana 23.03.2026. Ovlašteno lice
Sarajevo, 23.03.2026.

R J E Š E N J E

I IZDAJE SE URBANISTIČKA SAGLASNOST investitoru Federalnom hidrometeorološkom zavodu, za rekonstrukciju, dogradnju i promjenu namjne stambenog objekta u poslovni objekat u ul. Grdonj br. 6 u Sarajevu, na zemljištu označenom kao k.č. broj 1208/1 K.O. Sarajevo V, prema sljedećim arhitektonsko-urbanističkim uslovima:

URBANISTIČKO-TEHNIČKI USLOVI	
1. Namjena:	Rekonstrukcija u svrhu dogradnje i promjene namjene postojećeg objekta;
2. Položaj:	Postojeći, dogradnja prema situaciji prikazanoj na lokaciji objekta;
3. Funkcija:	Poslovni
4. Spratnost:	P+1
5. Gabarit:	**Postojeći gabarit:** (15.16+0.50+7.65+11.20+22.83+10.50m) **Dogradnja:** otvorena terasa u nivou prizemlja uz zapadnu fasadu objekta (2.50 x 4.75m)
6. Konstrukcija:	Zamjena stropne drvene konstrukcije tavana se vrši formiranjem a.b. međuspratne konstrukcije sa pripadajućim horizontalnim serklažima, a potom izradom nove drvene krovne konstrukcije u cijelosti; Sve zahvate na konstrukciji postojećeg objekta vršiti na osnovu nalaza i proračuna ovlaštenog statičara;
7. Materijal:	Čvrsti savremeni građevinski materijali;
8. Krov:	Viševodni kosi krov; Pokrov od falcovanog lima u boji patiniranog bakra;
9.Arhitektonko oblikovanje i materijalizacija površina eksterijera:	Otvori, boja i materijalizacija u svemu prema Idejnom projektu autora Mufida Garibije d.i.a. iz augusta 2025.g.
10. Fasada:	Finalno obrađena u skladu sa klimatskom zonom u kojoj se objekat gradi;

11. Regulaciona i građevinska linija:	Građevinska linija definisana je na lokaciji objekta;
12. Odnos prema susjednim parcelama:	Zadržava se postojeće odstojanje matičnog objekta od susjednih parcela;
13. Visina objekta:	Postojeća visina sljemena krova iznosi +9'15m u odnosu na kotu poda prizemlja ±0'00m; Visina sljemena novog krova iznosi +9'45 m u odnosu na kotu poda prizemlja ±0'00m;
14. Uslovi priključenja na komunalnu infrastrukturu:	Priključenje se vrši na postojeće priključke komunalne infrastrukture u objektu;
15. Uslovi za zaštitu od prirodnih i ljudskim djelovanjem izazvanih katastrofa:	Građevina mora biti projektovana prema uslovima predviđenim za 8° MCS, te rekonstruisana na način da zadrži sva bitna tehnička svojstva tokom predviđenog vremena trajanja
16. Uslovi zaštite okoliša:	Građevina mora biti projektovana i izgrađena tako da udovoljava uslovima zaštite života i zdravlja ljudi, te da ne ugrožava radnu sredinu i okoliš. Prilikom projektovanja objekta obavezni ste ispunjavati minimalne zahtjeve i energetske karakteristike definisane propisima o tehničkim zahtjevima za toplotnu zaštiti građevina i racionalnu upotrebu energije, u skladu sa članom 92. Zakona o prostornom uređenju (Energetska efikasnost-ušteda energije i toplinska zaštita) i posebnim propisima koji regulišu ovu oblast; Svi primjenjeni matarijali moraju biti ekološki prihvatljivi, odnosno zadovoljiti ekološke kriterije.
17. Potrebne saglasnosti:	Saglasnosti na projektnu dokumentaciju: KJKP Vodovod i kanalizacija JP Elektroprivreda Zaštita na radu Zaštita od požara i explozije Sanitarna saglasnost
18. Ostali uslovi:	• Dostaviti elaborat o geotehničkim katakteristikama terena • Dostaviti nalaz ovlaštenog statičara o stanju postojećeg objekta (temelji, konstruktivni elementi i neophodni radovi) sa eventualnim preporukama za ojačanje, te uputama i proračunom za izvođenje planiranih radova rekonstrukcije. Preporuke iz nalaza ugraditi u glavni projekat. • Uz zahtjev za izdavanje odobrenja dostaviti dva primjerka Glavnog ili Izvedbenog projekta, sa svim fazama, koji je izrađen, ovjeren i propisno uvezan, u skladu sa Zakonom o prostornom uređenju Kantona Sarajevo ("Službene novine Kantona Sarajevo", broj 24/17 i 1/18) kao i druge priloge određene posebnim Zakonom ovisno o vrsti projekta; • Revizija projekta je obavezna za sve građevine osim za građevine iz 2. tačka p) Zakona o prostornom uređenju Kantona Sarajevo; • Investitor je dužan regulisati troškove uređenja gradskog građevinskog zemljišta i

	rente za uspostavljenu novu korisnu površinu objekta nastalu dogradnjom otvorene terase u zoni prizemlja;

II Uz zahtjev za izdavanje odobrenja za građenje, investitor je dužan dostaviti dostaviti glavni ili izvedbeni projekat sa svim fazama, koji je izrađen, ovjeren i propisano uvezan u skladu sa Zakonom o prostornom uređenju, u tri primjerka prema urbanističko-tehničkim uvjetima iz tačke I dispozitiva ovog rješenja.

III Uz zahtjev za izdavanje odobrenja za građenje investitor je dužan dostaviti - dokaz o pravu građenja.

IV Uz zahtjev za izdavanje odobrenja za građenje, investitor je dužan dostaviti dokaz o izmirenoj naknadi na ime troškova uređenja gradskog građevinskog zemljišta, naknadi iz osnova prirodnih pogodnosti gradskog građevinskog zemljišta i pogodnosti već izgrađene infrastrukture-renta.

V Sastavni dio rješenja je lokacija objekta broj 07-19-4178/24 od 06.10.2025.godine.

VI Prije početka izvođenja radova investitor je dužan pribaviti odobrenje za građenje.

VII Urbanistička saglasnost važi godinu dana od dana njene pravosnažnosti, u kojem roku se može podnijeti zahtjev za izdavanje odobrenja za građenje.
Važnost urbanističke saglasnosti može se izuzetno produžiti, ali najviše za godinu dana. Rok za podnošenje zahtjeva za produženje zahtjeva za produženje važnosti urbanističke saglasnosti je najkasnije 15 dana prije isteka roka važenja urbanističke saglasnosti.

O b r a z l o ž e nj e

Dana 19.07.2024.godine Federalni hidrometeorološki zavod podnio je ovoj Službi zahtjev za izdavanje urbanističke saglasnosti za rekonstrukciju stambenog objekta, a naknadno je zahtjev preciziran da glasi kao zahtjev za izdavanje urbanističke saglasnosti za rekonstrukciju, dogradnju i promjenu namjne stambenog objekta u poslovni objekat u ul. Grdonj br. 6 u Sarajevu

Uz zahtjev i naknadno je dostavljena sljedeća dokumentacija:
- Kopija katastarskog plana K.O. Sarajevo V,
- Zemljišno-knjižni izvadak br.87 K.O. Sarajevo V,
- Idejni projekat.

Izvršenim uvidom u zemljišno-knjižni izvadak br. zk.ul. 87 K.O. Sarajevo V utvrđeno je da je na k.č.1208/1 uknjižen pašnjak, kuća i zgrada sa upisanim pravom vlasništva u korist Federalnog hidrometeorološkog zavoda sa 1/1.

Urbanista je u izvještaju od 01.10.2025.godine konstatovao da je nakon pregleda dostavljenog idejnog projekta, ustanovljeno je da se na postojećem objektu planira zamjena oštećene drvene stropne konstrukcije tavana formiranjem a.b. međuspratne konstrukcije i pripadajućih horizontalnih serklaža, a potom izrade nove krovne konstrukcije u cjelini. Planirana je i izmjena pozicije ulaza u objekat, koji se premješta sa zapadne na južnu fasadu i prilagodba postojeće dispozicije poslovnoj namjeni. Na mjestu postojećih vanjskih ulaznih stepenica, formira se vanjska terasa dim. u nivou prizemlja (sa zapadne strane objekta2.50 x 4.75m).
Uviđajem na terenu, ustanovljeno je da je postojeći objekat Seizmološke stanice u lošem stanju, sa potpuno devastiranom krovnom konstrukcijom i bez sloja krovnog pokrivača, usljed čega je potpuno izložen daljnjem propadanju. Postojeća drvena međuspratna konstrukcija prema tavanu je oštećena i izložena atmosferskim padavinama.

Predmetna parcela nalazi se u okviru Regulacionog plana "Breka" („Službene novine Kantona Sarajevo", br.34/11).
Urbanističkim rješenjem plana, predmetni objekat je predviđen za zadržavanje.
Članom 5.6. Odluke o provođenju Plana definisano je da se postojeći objekti koji se zadržavaju ovim Planom mogu rekonstruisati, sanirati, redizajnirati, dograditi, nadzidati ili izvršiti zamjena građevinskog fonda, kako za potrebe stanovanja, tako i za potrebe dobivanja poslovnog prostora u kojem se mogu obavljati isključivo djelatnosti koje ne ugrožavaju čovjekovu okolinu i standard života u susjednim objektima.Ovi zahvati mogu se odobriti ukoliko ne pogoršavaju uslove stanovanja u susjednim zgradama (očuvanje prava na vidik i osunčanje).
Uzimajući u obzir naprijed navedeno, urbanista je konstatovao da predviđenim intervencijama ne dolazi do ugrožavanja uslova stanovanja u susjednim objektima obzirom da se zadržavaju postojeće plohe odstojanja, da je predviđena intervencija u skladu sa odredbama Odluke o provođenju Plana, stoga je ocijenjeno da se može idati urbanistička saglasnost za tražene radove prema urbanističko-tehničkim uslovima navedenim u stavu I dispozitiva rješenja.

Urbanista je propisao urbanističko-tehničke uslove i naveo je u postupak potrebno uključiti vlasnike susjednih kontaktnih parcela sa planiranim radovima.

Prema posjedovnom listu iz katastra jedne od kontaktnih parcela označene su kao k.č. 1181/1 i k.č. 1181/2 K.O. Sarajevo V na kojima je kao posjednik upisana Općina Centar Sarajevo sa 1/1, te je Pravobranilaštvu Općine Centar u skladu sa članom 58. Zakona o prostornom uređenju ("Službene novine Kantona Sarajevo"; br. 24/17 i /18) upućen poziv od 10.10.2025.godine da izvrši uvid u idejni projekat.
Dana 15.10.2025.godine Pravobranilaštvo je dostavilo obavijest u kojoj je navedeno da je potrebno zahtjev riješiti u okviru svojih zakonskih nadležnosti, a u skladu sa odredbama Zakona o prostornom uređenju i odredbama Zakona o upravnom postupku FBiH, drugih pozitivnih propisa kojim se reguliše predmetna materija, kao i važećim regulacionu-urbanističkim planovima.

Prema posjedovnom listu iz katastra jedna od kontaktnih parcela označena je kao k.č. 1192/2 K.O. Sarajevo V na kojoj je kao vlasnik prema nezvaničnom zemljišno-knjižnom izvadku br. zk.ul. 2631 upisan Osmić Salko sa 1/1, te je istom upućen poziv od 08.10.2025.godine da izvrši uvid u idejni projekat.Poziv je uredno primljen dana 14.10.2025.godine što se vidi iz dostavnice u spisu predmeta.

Prema posjedovnom listu iz katastra jedna od kontaktnih parcela označena je kao k.č. 1206 K.O. Sarajevo V na kojoj je kao vlasnik prema nezvaničnom zemljišno-knjižnom izvadku br. zk.ul. 547 upisan Osmić Edin sa 1/1, te je istom upućen poziv od 08.10.2025.godine da izvrši uvid u idejni projekat.Poziv je uredno primljen dana 14.10.2025.godine što se vidi iz dostavnice u spisu predmeta.
Prema posjedovnom listu iz katastra jedna od kontaktnih parcela označena je kao k.č. 1209/1 i 1208/2 K.O. Sarajevo V na kojoj je kao vlasnik prema zemljišno-knjižnom izadku, br. zk.ul. 87 upisan Federalni hidrometeorološki zavod sa 1/1.

Prema posjedovnom listu iz katastra jedna od kontaktnih parcela označena je kao k.č. 1207 K.O. Sarajevo V na kojoj je kao vlasnik prema nezvaničnom zemljišno-knjižnom izvadku br. zk.ul. 2635 upisan Hasanović Muhamed sa 1/1. Ministarstvo unutrašnjih poslova Kantona Sarajevo dostavilo je ovom organu podatak da je provjerom kroz evidencije prebivališta-boravišta građana (stara baza i baza IDDEEA) utvrđeno da lice Hasanagić (Ibrahim) Muhamed (ranije prezime Hasanović) ima prijavljeno prebivalište u Živinicama, te je istom upućen poziv od 19.12.2025.godine da izvrši uvid u idejni projekat. Prvi put se vratila puna koverta sa naznakom „otputovao", a drugi put se vratila puna koverta sa naznakom „obavješten nije podigao pošiljku".

Prema posjedovnom listu iz katastra jedna od kontaktnih parcela označena je kao k.č. 1204 i k.č. 2410/1 K.O. Sarajevo V na kojoj su kao posjednici upisani ds.javni i nekategorisani putevi.

Odredbama člana 54. tačka 1. Zakona o prostornom uređenju ("Službene novine Kantona Sarajevo", br. 24/17 i 1/18) propisano je da je urbanistička saglasnost upravni akt koji donosi nadležni organ, a kojim se definišu preduvjeti za projektovanje i odobravanje buduće promjene u prostoru u skladu sa planskim dokumentima, osim za jednostavne građevine iz člana 51. stav 1. ovog zakona.

Kako je na osnovu svega naprijed navedenog ovaj organ ocijenio da su ispunjeni uslovi za izdavanje urbanističke saglasnosti za rekonstrukciju, dogradnju i promjenu namjne stambenog objekta u poslovni objekat Ulici Grdonj broj 6 u Sarajevu, a u skladu sa odredbama člana 54. tačka 1. Zakona o prostornom uređenju ("Službene novine Kantona Sarajevo", br. 24/17 i 1/18).

Pouka o pravnom lijeku:
Protiv ovog rješenja može se izjaviti žalba Ministarstvu komunalne privrede, infrastrukture, prostornog uređenja, građenja i zaštite okoliša Kantona Sarajevo, u roku od 15 dana od dana prijema ovog zaključka i ista se taksira sa 6,00 KM administrativne takse shodno Zakonu o administrativnim taksama ("Službene novine Kantona Sarajevo", br. 30/01, 22/02 i 36/05).

Žalba se dostavlja putem ove službe pismeno ili usmeno na zapisnik ili putem pošte.

Izrada:
Voditelj postupka
Alma Plećan, dipl.pravnik

KONTROLA:
Šef odsjeka za urbanizam
Elma Zahiragić, dipl. pravnik

POMOĆNIK
OPĆINSKOG NAČELNIKA

Eldina Šehović, dipl. ing.arh.

DOSTAVITI:
1. Federalni hidrometeorološki zavod, ul. Bardakčije br. 12, Sarajevo,
2. Pravobranilaštvo-ovdje,
3. Osmić Salko, ul. Branka Galeba br. 12, Sarajevo,
4. Osmić Edin, ul. Branka Galeba br. 12, Sarajevo,
5. Hasanagić Muhamed, ul. Đurđevik bb, Đurđevik, Živinice,
6. Služba za inspekcijske poslove i komunalno redarstvo - ovdje,
7. Urbanističko – građevinska inspekcija Kantona,
8. Zavod za planiranje razvoja Kantona Sarajevo,
9. U spis
10. Arhiva

BOSNA I HERCEGOVINA
FEDERACIJA BOSNE I HERCEGOVINE
Kanton Sarajevo
Grad Sarajevo
OPĆINA CENTAR SARAJEVO
Općinski načelnik
Služba za prostorno uređenje i investicije

PODNOSILAC ZAHTJEVA:
FEDERALNI HIDROMETEOROLOŠKI ZAVOD

BROJ PREDMETA:
07-19-4178/24

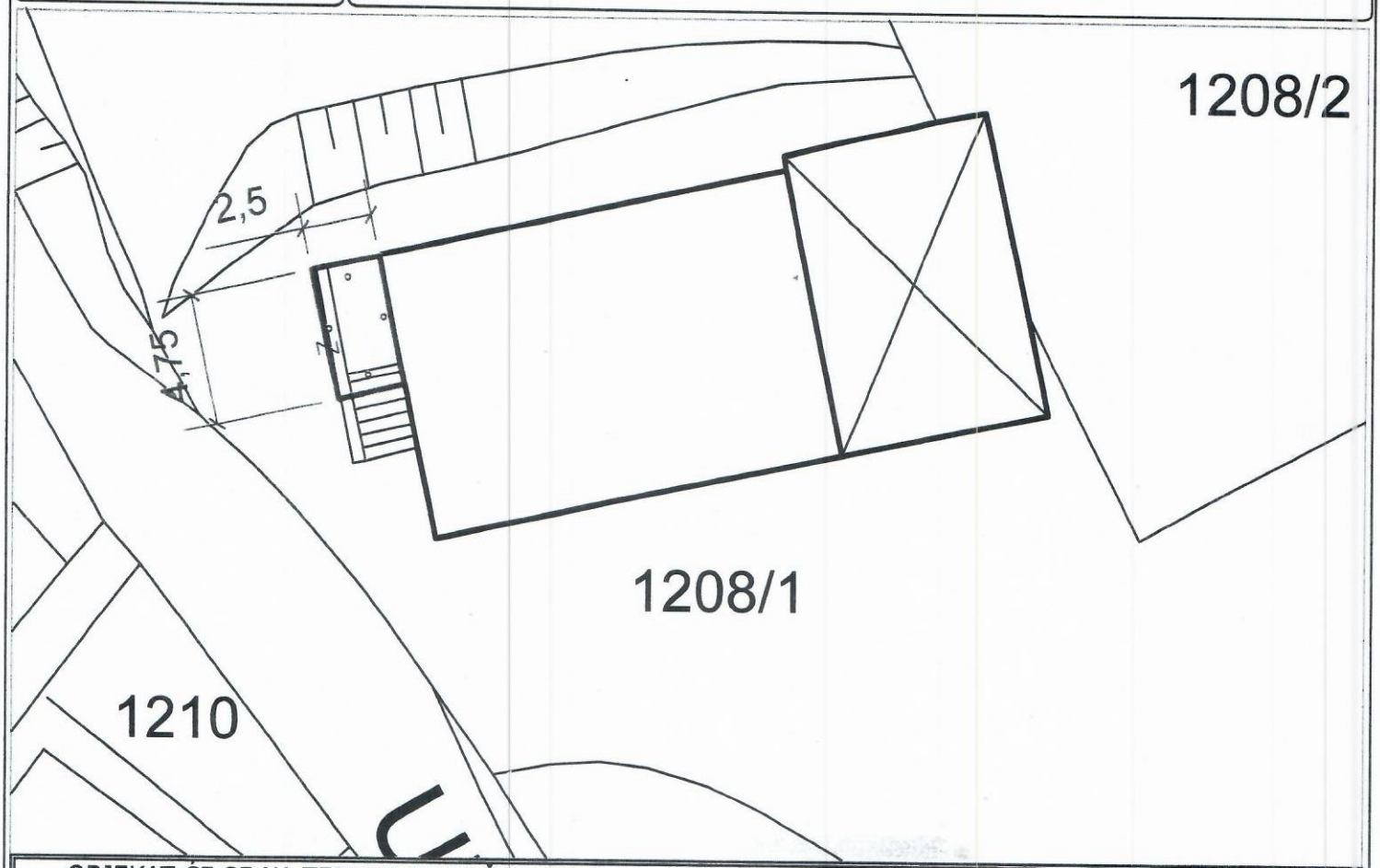
DATUM:
Sarajevo : 06.10.2025.godine

LOKACIJA OBJEKTA

Približna razmjera 1 : 250

IDENTIFIKACIJA KATASTARSKIH ČESTICA

K.O.SARAJEVO V	K.Č:1208/1



OBJEKAT ĆE SE NA TERENU ISKOLČITI NA ZAHTJEV STRANKE PO DOBIJANJU ODOBRENJA ZA GRAĐENJE

LEGENDA :

DOGRADNJA TERASE U NIVOU PRIZEMLJA

VJEŠTAK GEODETSKE STRUKE :

URBANISTA :

NAPOMENA:

LOKACIJA DOGRADNJE,REKONSTRUKCIJE I PROMJENE NAMJENE POSTOJEĆEG OBJEKTA

POMOĆNIK OPĆINSKOG NAČELNIKA :

ELDINA ŠEHOVIĆ d.i.a.