



WE STRIVE TO **DESIGN**
FACILITIES THAT
HARMONIOUSLY
INTEGRATE BOTH
FORM AND FUNCTION



THE NETWORK

-

BAUPROJEKT is a member of BAUPARTNER GROUP OF COMPANIES, offering together design-build integrated services. We offer a step by step approach towards the development of a precise project, optimized cost and schedule for the project, integrating both the client and the team, in each phase.

EACH COMPANY IN THE GROUP
IS ABLE TO OFFER ALL **OUR**
SERVICES INDIVIDUALLY,
ALLOWING YOU TO SELECT
WHAT **SUITS YOU BEST.**

FROM BIM TO REALITY



INDUSTRIAL PROJECTS ARE A CLASS OF ARCHITECTURAL DESIGN ALL OF THEIR OWN.

TARGET

Efficiency

Bauprojekt operates in the field of design, architecture, engineering, consulting and coordination. Our areas of expertise cover various types of projects, such as logistics, offices, commercial or residential and mixed-use. The key attributes of our company are its integrated approach, consistent experience and BIM workflow.

Process

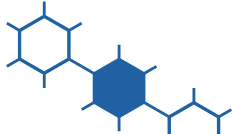
Big or small, we treat every project with the same attention and importance. Your satisfaction as our client is invaluable to us. We focus on fulfilling your brief and requirements by delivering high-quality, cost-effective solutions.

BIM

With an emphasis on a collaborative design process, we always aim to have an integrated approach to design and engineering. We involve our network of specialists in all the steps of a project. This allows both architects and engineers to be involved from the very beginning, improving coordination through all the phases of the design process.

BIM is the standard to planning and technological development of spatial design, for better coordination between all parties. Our work is highly collaborative, meaning that the design, engineering and execution are all interconnected.

INTEGRATED APPROACH



BIM WORKFLOW

CONSISTENT EXPERIENCE

more efficient building volume

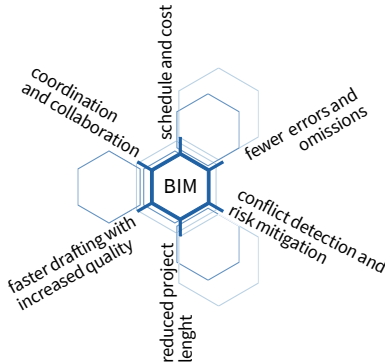


fewer delays for re-work



enhanced coordination

close coordination with all parties involved



KEY ASSETS

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Integrated approach: We know how to combine art & engineering to incorporate usability and aesthetics into your Industrial Projects.

Solid experience: Industrial design has a unique combination of art and engineering; drawing skills, creativity and technical knowledge.

BIM Workflow: Coordination and collaboration, cost and schedule optimization, conflict detection and risk mitigation, faster drafting in better quality and reduced project length.



CLIENTS AND PARTNERS





TESTIMONIALS

DANIEL UBA
Real Estate Director eMag

“Part of the challenge of building our own logistic infrastructure was committing to build a relationship with a General Designer. It was a leap of faith to trust Bauprojekt with building our vision on budget, on schedule and with attention to quality. We consider them now one of our trusted partners. They are an important part of our business expansion.”

DANIEL STANCHESCU
CEO Adeplast

“Bauprojekt is our general designer since 2010, building together 3 factories in Romania. By bringing their experience in the design of industrial spaces and successfully integrating in the building the technology specific to our production process, we managed to accomplish complex projects, in accordance with our requirements.”

RADU ANDREI
Factory Manager Rockwool

“The collaborative, professional and dedicated approach of Bauprojekt has been constant throughout the project. Together we managed to extract the essence of our production process and to imprint a unique character on the project - not just a production hall, but a system of object-buildings, which tell our story from the raw material to the finished product. The result is a unique, distinctive image, in line with the vision of the company.”



SELECTED WORKS

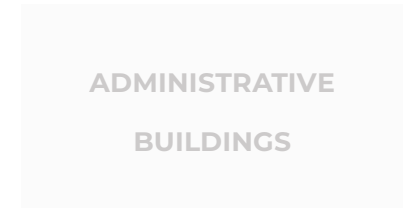
DELIVERING PREDICTABLE RESULTS IN AN UNPREDICTABLE
WORLD THROUGH CLOSE COORDINATION AND COLLABORATION.



PRODUCTION
MANUFACTURING



LOGISTIC
STORAGE



ADMINISTRATIVE
BUILDINGS

EMAG 2ND WAREHOUSE

GENERAL INFORMATION

-

Function:

Logistic

Area:

129,690 m² m²

Location:

Joita, GR, Romania

Client:

EMAG Logistica

Status:

Under construction

Year:

2020-2021

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect

A. Cristian | Senior MSc. Architect

R. Grigoras | Senior MSc. Architect

M. Spataru | Msc. Architect

The second logistic warehouse is situated close to A1 highway, across the first phase construction.



THE WAREHOUSE

-

About:

The project is designed from the beginning to work along with the first warehouse. The buildings accommodate all the activities related to the logistic section. In addition to the main warehouse, it provides dedicated spaces for workers, locker rooms, dining rooms, offices and a truck and staff entrance building.



ROCKWOOL FACTORY

GENERAL INFORMATION

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Function:
Production, Office

Area:
15.000 m²

Location:
Arcestii Rahtivani, PH, Romania

Client:
Allianso Park Management

Status:
Built

Year:
2017-2019

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect
B. Nicolae | Senior MSc. Architect

First Rockwool factory and office building in Romania, situated in the industrial park.



THE PRODUCTION HALL

-

About:
The master planning was the first step in creating a coherent scenario for the production process and for the development of the related buildings. The exterior of the production building was designed to resemble the layers of the rock from which the main material for the production process are extracted.



ROCKWOOL THE OFFICE

GENERAL INFORMATION

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Function:

Production, Office

Area:
15.000 m²
Location:

Ariceştii Rahtivani, PH, Romania

Client:

Allianso Park Management

Status:

Built

Year:

2017-2019

ARCHITECTURE TEAM

L. Hardi

C. Solomonesc | Lead MSc. Architect

B. Nicolae | Senior MSc. Architect

A. Cristian | Senior MSc. Architect

Over the years, the administrative headquarters has become a representative space of the ROCKWOOL group. The building is designed using Rockwool, Rockfon and Rockpanel products in order to express the quality and reliability of their materials and to set a high architectural standard.



THE OFFICE

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About:

The office building was designed as an intersection of two layers that met due to the action of certain exterior forces. The whole building was designed to showcase a strong image and at the same time to ensure a pleasant working environment for all its users.



HAIER

GENERAL INFORMATION

-

Function:
Production

Area:
57.500 m²

Location:
Ariceştii Rahtivani, PH, Romania

Client:
HAIER TECH

Status:
Built

Year:
2020

ARCHITECTURE TEAM

- A. Solomonesc | Lead MSc. Architect
- C. Solomonesc | Lead MSc. Architect
- B. Nicolae | Senior MSc. Architect
- A. Tudorache | MSc. Architect
- A. Olteanu | MSc. Architect

Haier Europe is part of Haier Smart Home, the number one group globally in home appliances and among the Fortune Global 500 Companies. Haier Smart Home is present in all 5 continents with 25 industrial parks, 10 research and development centers and approximately 100,000 employees.



THE FACTORY

-

About:
The new factory will employ nearly 800 people – at full capacity – for an expected production of 600,000 units after 2022. The factory design, which is based on modular approach, will allow an expansion up to 1 million units at full capacity. The Romanian plant is a world-class facility featuring premium production processes brought by Haier’s advanced R&D, manufacturing capabilities and know-how. Its strategic central location, technology and efficiency will enhance Haier’s ability to serve customers in the region.



EMAG 1ST WAREHOUSE

GENERAL INFORMATION

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Function:

Logistic

Area:

125.424 m²

Location:

Joita, GR, Romania

Client:

EMAG Logistica

Status:

Built

Year:

2017-2018

ARCHITECTURE TEAM

L. Hardi

A. Solomonesc | Lead MSc. Architect

R. Grigoras | Senior MSc. Architect

A. Olteanu | Msc. Architect

O. Rusu | stud. Architect

eMAG is a pioneering Romanian company and the market leader in the e-commerce. The company has been continuously investing in technology-based services developed in Romania that save time and add value for their customers.



THE WAREHOUSE

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About:

This large-scale logistics facility is situated close to the A1 highway, near Bucharest. In an expression of the values and the motto of the company – “online will always be easier”, the building has become the interface between the virtual and the physical world. It houses all logistics-sector activities and gives special attention to the social and interaction spaces for all the workers. Both the design and building stages took just one year to complete.



DECATHLON

Decathlon is a French sporting goods retailer. With over 2080 stores in 56 countries, it is the largest sporting goods retailer in the world. Decathlon is dedicated to helping, inspiring and guiding their clients through their sports-related purchases.

GENERAL INFORMATION

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Function:

Logistic

Area:

33.000 m²

Location:

Stefanestii de jos, IF, Romania

Client:

Decathlon, WDP Development

Status:

Built

Year:

2016-2017

ARCHITECTURE TEAM

L. Hardi

A. Solomonesc | Lead MSc. Architect



THE LOGISTICS FACILITY

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About:

The logistics building, consisting of a warehouse and a distribution center, is located close to A3 Highway. The importance given to the social and administrative spaces through design has translated into a user-friendly building that prompts people to work better and communicate to obtain the best results. Throughout the process, from design to build, our companies proved once again that a collaborative approach and integrated design are the best way to meet the client's needs.



ADEPLAST

GENERAL INFORMATION

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Function:
Production

Area:
10.800 m²

Location:
Işalnița, DJ, Romania

Client:
Adeplast

Status:
Built

Year:
2018

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect
B. Nicolae | Senior MSc. Architect

AdePlast is the largest Romanian manufacturer of building materials, with four industrial platforms in Oradea, Ploiești, Roman and Işalnița. Adeplast is the country leader and well recognised across Europe.



THE FACTORY

-

About:

The development for the romanian construction material producer Adeplast in Işalnița is our 4th project with the company.

The brief asked for 2 different production buildings (one for dry mortars and the second one for EPS thermal insulation) with the adjecant annex buildings, and the exterior works.



SAMEDAY COURIER

GENERAL INFORMATION

-

Function:

Logistic

Area:
27.000 m²
Location:

Chitila, IF, Romania

Client:

EMAG Logistica

Status:

Built

Year:

2018-2019

ARCHITECTURE TEAM

A. Solomonesc | Lead MSc. Architect

R. Grigoras | Senior MSc. Architect

B. Nicolae | Senior MSc. Architect

A. Cristian | Senior MSc. Architect

A. Olteanu | MSc. Architect

M. Spataru | MSc. Architect

O. Rusu | stud. Architect

Sameday Courier is the first and currently the only niche company for express delivery in Romania. It focuses on same-day delivery of parcels, locally, nationally and internationally.



THE LOGISTICS FACILITY

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About:

The biggest logistic warehouse operated by Sameday Courier is located on the Bucharest Ring Road (DNCB). Given the importance of the building for the client, the HQ and office area was also moved to this site. The main focus was to maximize operational efficiency, while providing a strong image for the client.



OSL

Having place of business in the vicinity of the site, the company decided to move into a new home (devided in two major areas: production and offices), on a site that allows further extensions.

GENERAL INFORMATION

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Function:
Production, Office

Area:
3.160 m²

Location:
Ariceştii Rahtivani, PH, Romania

Client:
Oil Services LTD Eastern Europe

Status:
Built

Year:
2019

ARCHITECTURE TEAM

C. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect
M. Spataru | MSc. Architect



THE LOGISTICS FACILITY

-

About:
For the office area, the client requested a quiet break area, isolated from the stir of the workplace and of the exterior, but at the same time available to all workers. This request is materialized in the interior patio from the groundfloor level, which is bordered by offices on 3 sides and the production building on one side.



ALLIANSO HIGH VOLTAGE STATION

GENERAL INFORMATION

-

Function:

Services

Area:

165 m²

Location:

Arcestii Rahtivani, PH, Romania

Client:

Allianso Business Park

Status:

Under Construction

Year:

2017-2019

ARCHITECTURE TEAM

C. Solomonesc | Lead MSc. Architect

A. Solomonesc | Lead MSc. Architect

A. Cristian | Senior MSc. Architect

O. Alecu | Senior MSc. Architect

Allianso Business Park is one of our constant clients. Having already multiple projects developed in the Ploiesti West Park together, this time the park itself needed an upgrade in infrastructure.



THE HIGH VOLTAGE STATION

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About:

The high voltage station is placed right in the middle of the industrial park, planning to serve both existing and future developments.



COBA INTERNATIONAL

GENERAL INFORMATION

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Function:
Production

Area:
1.800 m²

Location:
Aricestii Rahtivani, PH, Romania

Client:
COBA, Allianso Bussines Park

Status:
Built

Year:
2016-2017

ARCHITECTURE TEAM

L. Hardi
C. Solomonesc | Lead MSc. Architect

The first factory of the british company COBA International in Romania, is situated in the Allianso Business Park, in Aricestii-Rahtivani.

The brief was simple and clear, with the company needing 3 main areas inside the building: a production area for its extruded plastics products, a storage area and an office area.



THE FACTORY

-

About:

Our objectives for this project were to respond in the clearest manner to the client's brief and to organize the 3 main areas in the best functional layout possible.



GARTEN RESIDENZ INTERIOR DESIGN

GENERAL INFORMATION

Function:
Residential

Area:
6.000 m²

Location:
Strejnicu, PH, Romania

Client:
Rombel Residence

Status:
Built

Year:
2019

ARCHITECTURE TEAM

C. Solomonesc | Lead MSc. Architect
B. Nicolae | Senior MSc. Architect

Garten Residenz is a real estate complex, located in Strejnicu, Prahova, with a total of 72 units. This residential project provides 5 types of houses that are united in their diversity.



THE LUXURY RESIDENTIAL COMPLEX

About:

The newest and most ambitious housing project in Ploiesti, Garten Residenz, is a complex of houses located on the Western Belt of the city, in Strejnicu. Bauprojekt proposed and then coordinated the implementation of the interior design for two types of houses.



BAUPARTNER HQ INTERIOR DESIGN

GENERAL INFORMATION

-

Function:

Office

Area:

1.000 m²

Location:

Arcestii Rahtivani, PH, Romania

Client:

Baupartner SRL

Status:

Built

Year:

2016

ARCHITECTURE TEAM

L. Hardi

C. Solomonesc | Lead MSc. Architect

A. Solomonesc | Lead MSc. Architect

The headquarters of the Baupartner Group offer a high-class, innovative working environment its employees. Its “raw” architectural style showcases our day-to-day work to our clients and visitors.



THE HEADQUARTERS

-

About:

The office building is situated close to Ploiesti and it was designed to accommodate all the companies of Baupartner Group. The interior design reflects the specific materials produced by the companies in their rough form: exposed concrete, visible metallic structures and formwork.



MB HOUSE

GENERAL INFORMATION

-

Function:
Residential

Area:
2.200 m²

Location:
Bucov, PH, Romania

Client:
Private

Status:
Built

Year:
2017-2018

ARCHITECTURE TEAM

C. Solomonesc | Lead MSc. Architect
A. Cristian | Senior MSc. Architect

The brief for this residential building was different than that of a regular house, because of the requirements of the surface area and the number of families that will end up inhabiting it. The client wants to live there with his 3 elderly sons and their families, and with his own wife and youngest child.



THE HOUSE

-

About:
Having considered this, we proposed deviding the building in 2 layers: the groundfloor (the base that will contain the elders’ apartment and a common area for all the families) and the first floor (that will contain the 3 apartments of the older sons). The factors that influenced the project were the tight plot, the forest bordering it and the natural lighting. We thus oriented the base and the 3 apartments in the optimal way according to the cardinal points (while creating a terrace facing south for each of them). The final part was the pool, which we moved from the 2nd floor (initial request) to the groundfloor.



DOMO

GENERAL INFORMATION

Function:

Office

Area:

3.600 m²

Location:

Leuna, Germany

Client:

Domo Chemicals

Status:

Competition

Year:

2018

ARCHITECTURE TEAM

C. Solomonesc | Lead MSc. Architect

A. Solomonesc | Lead MSc. Architect

A. Cristian | Senior MSc. Architect

B. Nicolae | Senior MSc. Architect

R. Grigoras | Senior MSc. Architect

A. Olteanu | MSc. Architect

O. Rusu | stud. Architect

V. Pirvu | stud. Architect

N. Bader | local consultant Architect

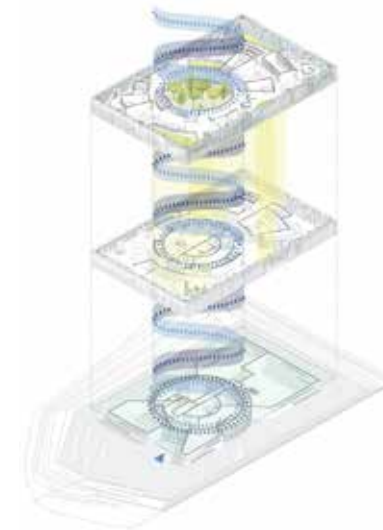
The project was part of a competition organized by the german polymer based products manufacturer Domo Chemicals. The company wanted to build a new office building and innovation center, that reflects the values of the company: transparency, innovation and sustainability, and that stimulates sharing and communication.



THE OFFICE AND THE INNOVATION CENTER

About:

Our proposal introduced a new type of landscape, different from the existing industrial context. The public space is designed as a green amphitheater converging towards the building and drawing people to it. In turn, the building absorbs the users dispensing them around a central core which contains the laboratories and research and development facilities. Innovation occurs at the boundary between different entities, spaces and users, thus, although apparently rigid, the central core dissipates increasingly into the mass of the building, as the limits between spaces become more and more blurry and the interactions between users become more and more complex.





PORTFOLIO

2021-2019

PROJECTS	AREA	FUNCTION	ROLE
TAZZ kitchens in Bucharest	514,36 m²	services	general designer
eMAG logistic unit in Dunaharaszti, Hungary	119,160 m²	logistics	general designer
SAMEDAY logistics center in Chitila for eMAG	2,809 m²	logistics	general designer
HAIER factory extension in Ariceştii Rahtivani	5,011 m²	warehouse	general designer
eMAG logistics unit in Joiţa - Giurgiu	129,690 m²	logistics	general designer
SE4&5 warehouses in Ariceştii Rahtivani for Allianso Development One	17,472 m²	warehouse	general designer
NOV inspection hall in Ariceştii Rahtivani for Allianso Development Project Three	1,042 m²	production	general designer
HAIER refrigerator factory in Ariceştii Rahtivani	57,500 m²	production	general designer
MATECO warehouse in Jilava for FREMATO IMOBILIARE S.R.L.	4,150 m²	warehouse	general designer
SAMEDAY logistics center in Chitila for eMAG	27,000 m²	logistics	general designer
“Garten Residenz” luxury residential complex in Strejnicu for ROMBEL RESIDENCE	300 m²	residential	interior designer
Allianso high voltage staction II in Ariceştii Rahtivani for Allianso Business Park	165 m²	services	general designer
Rockwool Factory in Ariceştii Rahtivani for Allianso Business Park	15,000 m²	industrial	general designer
OSL Factory in Ariceştii Rahtivani for Oil Services LTD Eastern Europe	3,160 m²	industrial&offices	general designer

2018-2011

PROJECTS	AREA	FUNCTION	ROLE
ADEPLAST mortar and expanded polystyrene production hall in Işalniţa	10,800 m²	production&warehouse	general designer
eMAG warehouse and office building in Joiţa - Giurgiu	125,424 m²	warehouse	general designer
DOMO office building and innovation center in Leuna, Germany	3,600 m²	offices	concept design
MOO workshop building in Boldeşti-Scăeni for Crist-Tim	4,150 m²	services	concept design
MB House in Bucov, Prahova	2,200 m²	residential	general designer
Pioneer housing in Leuna , Germany for WaseBau	31,405 m²	residential	concept design
Continental warehouse in Sibiu for Tebodin	1,600 m²	industrial	general designer
PET-VET medical office in Ploieşti	540 m²	services	general designer
W Residential concept in Ploieşti	42,000 m²	residential	concept design
Winkturm in Offenbach am Main for WaseBau, Germany	12,550 m²	residential	concept design
DECATHLON warehouse in Ştefăneştii de Jos for WDP	33,000 m²	logistic	general designer
Residential building in Berlin, Germany for WaseBau	16,000 m²	residential	concept design
COBA factory in Ariceştii Rahtivani for Allianso Business Park	1,800 m²	industrial	general designer
ALLIANSO TERMINAL restaurant in Ariceştii Rahtivani for Allianso Business Park	600 m²	services	concept design
Baupartner HQ in Ariceştii Rahtivani for Baupartner	1,000 m²	office	interior design
YAZAKI warehouse /production hall extension in Braila for WDP	30,300 m²	industrial	general designer
Verification of gas and drilling pipes production hall in Ariceştii Rahtivani for SAIPEM	14,000 m²	production and office	general designer
Expansion joints production hall in Ariceştii Rahtivani for DEKOMTE	4,000 m²	production	general designer
Warehouse and Bentonite factory in Ariceştii Rahtivani for HALLIBURTON	1,800 m²	production&warehouse	general designer
ADEPLAST EPS factory in Ploieşti (phase III) and ADEPLAST paint factory in Ploieşti	1,910 m²	production	general designer
ADEPLAST dry mortar factory in Roman	4,200 m²	production	general designer
ADEPLAST expanded polystyrene production hall in Roman	2,500 m²	production	general designer
ADEPLAST Expanded polystyrene factory in Corlăteşti (phases I + II)	7,850 m²	production	general designer
TORO MANUFACTURING AND SALES factory in Ariceştii Rahtivani	14,000 m²	production & office	general designer

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