

IEE Go ECO - Development and Implementation of Integrated Energy Concepts in Business Parks

Partner: Jozef Stefan Institute – Energy Efficiency Centre

D 2.3 Fact sheet of the business park “BTC City Ljubljana”

Founded in year 1954, company was named as Central warehouses and in 1990 renamed to Merchandise trade centre (BTC, d.d.) which is still company's leading brand name. Until then, company was managing warehouse facilities and was reorganized to joint-stock form, responsible for the selection of new, profitable, competitive trading programs and necessary infrastructure. In the beginnings of 1993, empty warehouses took on new, more attractive image and in renovated hall A first stores were established.

Today, BTC City Ljubljana is managing range of business, commercial and recreational, entertainment and cultural activities with wide range of logistics services. With its content and scope it is classified as one of the largest business centres in Europe, covering an area of approximately 450.000 m² and combining more than 340 stores, market, Atlantis water park, Millenium Sports Centre, Casino Rio, Multiplex coliseum, petrol station and a number of catering services.

Business unit Logistics Centre as a provider of comprehensive logistics and warehousing provides all services related to the goods and has its own customs freight terminal. With high quality logistics services, ICT infrastructure and business partners, centre has become a comprehensive logistics and transportation hub of knowledge in Slovenia.

In 2012, BTC City Ljubljana was providing jobs for more than 350 employees who took care that work processes and services were conducted smoothly. The company is in majority owned by employees, managers and retired workers.

Company is aware of the great importance of environmental management. Special emphasis is therefore devoted to waste management, waste water and air, effective and rational use of energy.

Yearly turnover in 2012

Revenue from services: 52.907.099 €

Net profit: 7.208.834 €



Energy situation:

Business Park BTC City Ljubljana is quite visible entity concerning energy consumption in Ljubljana district. Attitude towards the environment is mainly manifesting in sustainable use of energy as well as waste management.

A more prominent role in energy sector took over department of investment and technical development. Primary activities of the sector are tight connected to constant investment for rationalization of energy consumption as well as improvement of implemented technologies.

Cooperation between Jozef Stefan institute and business park BTC City Ljubljana is established in the context of many implemented projects within the energy sector – particularly the rationalization of energy consumption.

In the foreground are primarily performances of energy audits of major energy consumers in the business park. As part of these activities an energy audit of Atlantis Water Park has been carried out with an established information system for energy management, which includes the installation of smart and accounting meters. Because of comprehensive treatment of the problem an energy audit has been carried out also at Logistic center which was based on measurements and analyzes of specific consumption of electricity, heat and water which were foundation for determining the potential for energy efficiency.

Business Park has also invested in two PV power plants. One is installed at the roof of the Logistic center (900 kWp installed power) and other at facade of Crystal palace (88 kWp installed power). Both PV power plants are producing approximately 1.121.088 kWh/a of electricity.

In the context of the future co-operation a wide range of options for improving energy efficiency and rationalization of energy use are planned. Integration of the so-called "Free cooling" system to streamline cooling of the data center at BTC tower is predicted. In many halls replacement of lighting system with efficient one is planned. Consequently due to reduction of power input and previous high heat gains new heating system should also be introduced. Remaining exterior lighting in the area of business districts and rationalization of electricity consumption in the BTC wholesale market are future potential investment projects.

IEE go Eco – Razvoj in implementacija energetskega konceptov v poslovno industrijskih conah
Partner: Institut „Jožef Stefan“ – Center za energetske učinkovitost

D 2.3 Opis industrijskega parka “BTC City Ljubljana”:

Zgodovina:

Leta 1954 je bilo podjetje ustanovljeno z imenom Centralna skladišča ter leta 1990 preimenovano v Blagovno Trgovinski Center pod katerim imenom deluje še danes. Podjetje, ki je do takrat upravljalo s prostorom za skladiščenje, se je leta 1990 preobrazilo v delniško družbo, ki je postala odgovorna za izbiro novih, dobičkonosnih, kompatibilnih in konkurenčnih programov ter poslovnih vsebin, hkrati pa tudi za ustrezno infrastrukturo. Leta 1993 so prazni skladiščni prostori pričeli dobivati novo, privlačnejšo podobo, saj so v prenovljeni dvorani A nastale prve trgovine.

Danes:

Družba opravlja svoje posle na štirih lokacijah, ki so organizacijsko združene v dve poslovni enoti:

- PE Ljubljana (BTC City Ljubljana, Murska Sobota in Novo mesto)
- PE Logistični center

Danes je BTC City Ljubljana urbana celota, ki postaja vse bolj pomemben slovenski poslovni, trgovski, rekreacijski in kulturni center. S to vsebino in obsegom se BTC City Ljubljana uvršča med največje poslovne, trgovske, rekreacijske in zabavne centre v Evropi, saj zajema več kot 342 trgovin ter druge ponudnike storitev kot so tržnica, vodni park Atlantis, Millenium športni center, Casino Rio, Multipleks Kolosej, avtopralnica, bencinski servis ter številne ponudnike gostinskih storitev.

PE Logistični center Ljubljana predstavlja pomemben center logističnih storitev na področju organizacije transporta in skladiščenja. Poleg oddajanja skladišč ter poslovnih prostorov je logistični center opremljen s carinskim terminalom (s povprečnim dnevnim pretokom 100 vozil) ter hladilnico za zamrznjeni in hlajeni program s skupno površino 2.000 m². Na lokaciji so tudi druge podporne dejavnosti kot so upravne pisarne, restavracija in bencinski servis.

Leta 2012 je BTC City Ljubljana zagotavljala delovna mesta več kot 350 zaposlenim, ki skrbijo da vsi delovni procesi in potrebe po storitvah potekajo nemoteno.

Družba je v večinski lasti zaposlenih, vodstva in upokojencev družbe. Ajdacom, d.d. je v lasti zaposlenih in vodstva, Invest Point, d.o.o. pa je v lasti širšega vodstva družbe.

BTC City Ljubljana se zaveda pomena skrbnega ravnanja z okoljem. Poseben poudarek se posledično namenja ravnanju z odpadki, ravnanju z vodo in zrakom, učinkoviti ter racionalni rabi energije.

Letni promet za 2012:

Prihodki od prodaje storitev: 52.907.099 €

Čisti dobiček za poslovno leto: 7.208.834 €



Stanje energetike:

Poslovna cona BTC City Ljubljana je glede rabe energije vidnejša entiteta na področju Ljubljane. Njen odnos do okolja se manifestira predvsem na trajnostni obravnavi rabe energije kakor tudi ravnanju z odpadki.

Vidnejšo vlogo na področju energetike je prevzel sektor za investicije in tehnični razvoj. V sklopu primarnih dejavnosti sektorja se izvajajo konstantna vlaganja v racionalizacijo rabe energije kakor tudi izpopolnjevanje obstoječih tehnologij.

Sodelovanje Instituta »Jožef Stefan« ter poslovne cone BTC City Ljubljana poteka v sklopu številnih izpeljanih projektov na področju energetike – racionalizacije rabe energije.

V ospredju so predvsem izvedbe energetskih pregledov večjih odjemalcev energije v poslovni coni. V sklopu tovrstnih dejavnosti je bil izveden energetski pregled vodnega parka Atlantis z uvedenim informacijskim sistemom za energetski menedžment, ki zajema namestitev obračunskih števec ter obračunske vodomere. Zaradi celostnega načina obravnave problematike je bil opravljen energetski pregled PE Logistični center, ki je na osnovi meritev in specifičnih analiz porabe električne energije, toplote in vode določil možnosti povečanja energetske učinkovitosti.

V sklopu investicijskih aktivnosti poslovne cone BTC City Ljubljana sta bili nameščeni fotovoltaični elektrarni na strehi PE Logistični center (900 kWp) ter na Kristalni palači (88 kWp). Elektrarni letno proizvajata približno 1.121.088 kWh električne energije.

V sklopu prihodnjega sodelovanja je predviden širok nabor možnosti izboljšanja energetske učinkovitosti ter racionalizacije rabe energije. Predvidena je integracija t.i. »free cooling« sistema za racionalizacijo hlajenja podatkovnega centra v BTC stolpnici. V številnih halah poslovne cone je predvidena zamenjava sistema razsvetljave z učinkovitejšim. Zaradi zmanjšanja priključne moči razsvetljave in posledičnih toplotnih izgub je potrebno umestiti nov sistem ogrevanja, saj hale zaradi velikih notranjih toplotnih dobitkov, ogrevanja niso potrebovale. Predvidena je tudi zamenjava preostale zunanje razsvetljave na območju poslovne cone ter racionalizacija rabe električne energije v sklopu Tržnice BTC.