



# Renovation of Public Buildings through EPC in Ljubljana

Alenka Loose

Financing Energy Renovation of Buildings  
in Italy, Croatia and Slovenia

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# Background programs, plans and strategies

1. Environmental Protection Program 2007 – 2013 (EP COL), 2007 (water, *air*, *energy*, nature)
2. Sustainable Energy Action Plan, 2011 (Goals 2020: 25% RES, 20% EE, -30% GHG)
3. Sustainable Urban Mobility Plan (SUMP), 2012 (modal split goals: 1/3 motorized; 1/3 public transport; 1/3 non-motorized) and Strategy on Electromobility, 2013





# Economizing the Sustainable Energy Issues in City of Ljubljana

1. COL was selected to be GCE due to the fastest sustainable development among candidate cities
2. To reach our strategic goals (incl. SEAP) huge investments **have been realised and are being realised**
3. We have used all possible financing options besides city budget, through:
  - Technical assistance ELENA (EIB) for **energy retrofit of COL's public buildings** – PPP EPC approach



Co-funded by the Intelligent Energy Europe  
Programme of the European Union



## THE BIGGEST ON-GOING INVESTMENT PROJECT FOR ENERGY RETROFIT OF BUILDINGS IN LJUBLJANA (SLOVENIA)

With the help of TA ELENA (ca. 1 mio EUR),  
ca 49 mio EUR of investments in energy  
retrofit of public buildings and infrastructure  
were realised with the EOL project.



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## Important dates of EOL Project

October 18, 2012 application for TA ELENA submitted

December 12, 2012 contract with EIB signed

January 1, 2013 the project EOL officially started

December 2016, the project ended (49 MIO. EUR  
investments realised or being realised)



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## CHALLENGES OF THE PROJECT

- No legal baselines for PPP EPC available
- Only few ESCOs present in Slovenia
- No experiences within local and state administration with EPC approach
- No support of the local stakeholders and
- A strong intention of local stakeholders to keep the usual practice of public procurement approach



## THE BEGINNING OF A SUCCESS STORY

At the end of the second year (2014) of the project the Guidelines for the PPP EPC have been finally prepared and adopted on the state level – the green light for PPP EPC was lit.

# PPP EPC PROCEDURE

ACTIVITY – PPP EPC 1 until the end of project (December 31, 2016)	DATES/TIME SLOTS
Preparational activities	
First <b>call for promoters</b> – published Deadline for submission	October 14, 2014 November 20, 2014
Guidelines on PPP EPC published	December 24, 2014
Second (upgraded) call for promoters - published (40 buildings added) Deadline for submission	December 24, 2014  February 25, 2015
<b>Decree on PPP EPC, City of Ljubljana - <u>procedure</u></b>  Draft Decree <u>presented</u> at the City Council  Decree <b><u>adopted</u> by the City Council</b>  Published in Official Gazette RS (OG RS)	July 6, 2015  September 28, 2015  October 6, 2015



# PPP EPC 1

<b>Public tender PPP EPC EOL – published</b> <b>Submission deadline</b> <b>Extended deadline</b>	<b>December 18, 2015</b> <b>March 10, 2016</b> <b>April 7, 2016</b>
<b>Two offers arrived within the deadline</b>	
<b>Public opening of the two offers</b> received within the deadline: 1. Consortium Petrol d.d. and GGE d.o.o. 2. Istrabenz plini d.o.o.	April 11, 2016

# PPP EPC 1

<b>The first phase: Recognition of qualification</b>	
Activities within the period until the deadline to receive initial bids (on-site inspections of the buildings, additional explanations to the bidders, eventual changes of the tender documentation)	January – April 7, 2016
Period of hibernation (finality of decision on recognition of qualification)	May 30 - June 10, 2016

# PPP EPC 1

<b>The second phase: Competitive dialogue (CD)</b>	<b>*The reports are available in Office for Public Procurement, City of Ljubljana</b>
<b>CD 1 – 16 with the bidder Petrol d.d. and GGE d.o.o. consortium:</b> - discussing the Initial bid (for all four groups of buildings)	June 20, 2016 – December 15, 2016
<b>CD 1 – 6 with the bidder Istrabenz plini d.o.o.:</b> - discussing initial bid (given for the second group of buildings only)	July 4, 2016 – December 22, 2016 The bidder has resigned

# 106 - 48 objects

During the competitive dialogue the 106 objects were divided in three groups:

A – deep energy retrofit

B – partial energy retrofit

C- not suitable for EPC

# 4 groups (A, B)

Eight concession contracts:

Private partner	-	public partner COL
60%	-	40% bonus savings
90%	-	10% regular savings

# For the rest 48 objects

Invitation for final bid:  
27.2.2017

Signature of the concession contracts:  
6.4.2017

For all tasks the special expert groups were  
nominated by the Mayor of COL

# PPP EPC 2

<b>ACTIVITY – PPP EPC 2 until the end of project (December 31, 2016)</b>	<b>DATES/TIME SLOTS</b>
<b>Call for promoters – published Deadline for submission of the promoters offers</b>	November 22, 2016 December 13, 2016
<b>Proposal of the Decree on Amending the Decree on Public-Private Partnership for Implementation of Energy Performance Contracting with an Aim of Energy Retrofitting of Public Buildings owned by the City of Ljubljana adopted by the City Council</b>  <b>Decree on Amending the Decree published in OG RS</b>	December 19, 2016  December 23, 2016
<b>Public tender PPP EPC EOL2 published</b>	December 30, 2016
<b>Competitive dialogue is in on-going</b>	



# The work in pictures (RES)



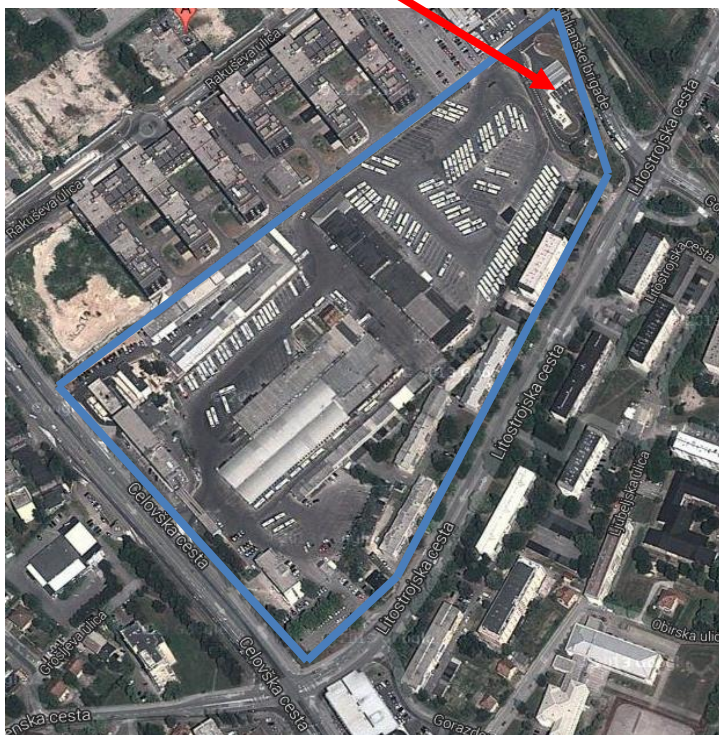






Among other projects a PV plant on Public transport company parking space is foreseen

14.000 m2 for PV available





IF YOU DO NOT BELIEVE IN  
SUCCESS  
IT  
WILL NOT HAPPEN

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