



# The Energy Retrofit of Public Buildings through PPP EPC in Ljubljana

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# SEAP

Sustainable Energy Action Plan, 2011 (Goals 2020:  
25% RES, 20% EE, -30% GHG)

1.5 billion investment costs, 500 million COL





# Financing of the SEAP investments

1. We have used all possible financing options besides city budget, through:
  - Technical Assistance ELENA (EIB) for pre-investment documentation (ca. 1 mio. EUR) on city owned energy retrofit of public buildings
  - and
  - Cohesion funds for deep energy retrofit of city owned buildings until now (ca. 5 mio.)



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



# 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 31, 2016, the preparatory project ended



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## CHALLENGES OF THE PROJECT PPC EPC APPROACH

- 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
<b>Preparational activities</b>	
<b>First call for promoters – published</b>	October 14, 2014
<b>Deadline for submission</b>	November 20, 2014
<b>Guidelines on PPP EPC published</b>	December 24, 2014
<b>Second (upgraded) call for promoters - published (40 buildings added)</b>	December 24, 2014
<b>Deadline for submission</b>	February 25, 2015
<b>Decree on PPP EPC, City of Ljubljana - <u>procedure</u></b>	July 6, 2015
<b>Decree <u>adopted</u> by the City Council</b>	October 6, 2015
<b>Published in Official Gazette RS (OG RS)</b>	

# PPP EPC 1 – project EOL1

**Public tender PPP EPC EOL – published**  
**Submission deadline**  
**Extended deadline**

**December 18, 2015**  
**March 10, 2016**  
**April 7, 2016**

**Two offers arrived within the deadline**

**Public opening of the two offers  
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 – EOL1

## The first phase: Recognition of qualification

**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 – EOL1

**The second phase:  
Competitive dialogue (CD)**

**\*The reports are available in  
Office for Public Procurement,  
City of Ljubljana**

**CD 1 – 16 with the bidder Petrol d.d. and GGE  
d.o.o. consortium:  
- discussing the Initial bid (for all four groups  
of buildings)**

June 20, 2016 – December 15,  
2016

**CD 1 – 6 with the bidder Istrabenz plini d.o.o.:  
- 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

# EOL1 - for the rest 48 objects



EVROPSKA UNIJA  
KOHEZIJSKI SKLAD  
NALOŽBA V VAŠO PRIHODNOST

Invitation for final bid:  
27.2.2017

Signature of the concession contracts:  
6.4.2017

EOL1 conclusion - the end of September 2018

# PPP EPC 2 – EOL2

<b>ACTIVITY – PPP EPC 2 until the end of project (December 31, 2016)</b>	<b>DATES/TIME SLOTS</b>
<b>Call for promoters – published</b> <b>Deadline for submission of the promoters offers</b>	November 22, 2016 December 13, 2016
<b>Decree on Amending the Decree published in OG RS</b>	December 23, 2016
<b>Public tender PPP EPC EOL2 published</b>	December 30, 2016
<b>Competitive dialogues</b>	12 x (Sept. 2017 – Sept. 2018)
<b>Final bid – consortium Petrol, Resalta and Public lightning company</b>	September 25, 2018
<b>Signature of the PPP EPC contract</b>	October 4, 2018 PPP EPC 2



The work is not done yet, we are  
preparing EOL 3

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