

Mestna občina Ljubljana



City of Ljubljana

Retrofit of Public Buildings
PPP EPC Approach

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SEAP (2011) – GOALS 2020

25% RES, 20% EE, -30% GHG

To reach our strategic goals huge investments **are needed in the INFRASTRUCTURE and BUILDING AREA**





FINACIAL ISSUES ON SEAP REALIZATION

We have used all possible financing options as:

- technical assistance **ELENA (EIB)** for **pre-investment documentation preparation**
- **PPP EPC approach** for retrofit, private partner invests and is being payed throughg energy-savings
- **Cohesion funds** for deep energy retrofit



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



Important dates of EOL ELENA 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

and

investments on EOL1 PPP EPC started



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CHALLENGES OF THE PROJECT

In the time period of EOL ELENA

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



THE BEGINNING OF A SUCCESS STORY



PPP EPC PROCEDURE

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



PPP EPC 1 – EOL1

Public tender PPP EPC EOL – published

December 18, 2015

Two offers arrived

- 1. Consortium Petrol d.d. and GGE d.o.o.**
- 2. Istrabenz plini d.o.o.**

April 11, 2016



PPP EPC 1

The first phase:

Recognition of qualification

Period of hibernation (finality of decision on recognition of qualification)

May 30 - June 10, 2016



PPP EPC 1

The second phase:

Competitive dialogue (CD)

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



| | <i>Category</i> | | |
|---------------------|-----------------|-----------|-------------|
| | <i>A</i> | <i>B</i> | <i>Summ</i> |
| Kindergartens | 9 | 1 | 10 |
| Primary schools | 10 | 10 | 20 |
| Sports objects | 2 | 2 | 4 |
| Health centres | 2 | 4 | 6 |
| Cultural objects | - | 3 | 3 |
| City Administration | 2 | 3 | 5 |
| SKUPAJ: | 25 | 23 | 48 |



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 the 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



THE WORK IS NO ENDED YET



PPP EPC 2- EOL2

| ACTIVITY – PPP EPC 2 until the end of project (December 31, 2016) | DATES/TIME SLOTS |
|---|--|
| Call for promoters – published Deadline for submission of the promoters offers | November 22, 2016 December 13, 2016 |
| 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 - Decree on Amending the Decree published in OG RS | December 19, 2016 December 23, 2016 |
| Public tender PPP EPC EOL2 published | December 30, 2016 |
| Competitive dialogue concluded Invitation for Final bid | September 18, 2018 |



Signature of the EOL2 PPP EPC

October 4, 2018 for 11 objects.



Next step?

EOL 3 is being prepared

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