



## Menu Performance Contracts

### Ambition-choice menu ▾

New buildings	Energy-saving measures	Structural maintenance	Funding by the Contractor
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No

Save as Word document

- Parties
- Preamble
- General Terms and Conditions
- Annex 1 Output Specification
- Graph and definitions
- Performance criteria
- ISSO Publications
- NEN 2767
- Tips
- Disclaimer

# CA EED Plenary Meeting Riga, March 2015

Joint Working Group 2.5-5.5

Model contracts and guidelines  
for energy performance  
contracts in the public sector

**EPC Menu (online tool)**

NL Irma Thijssen





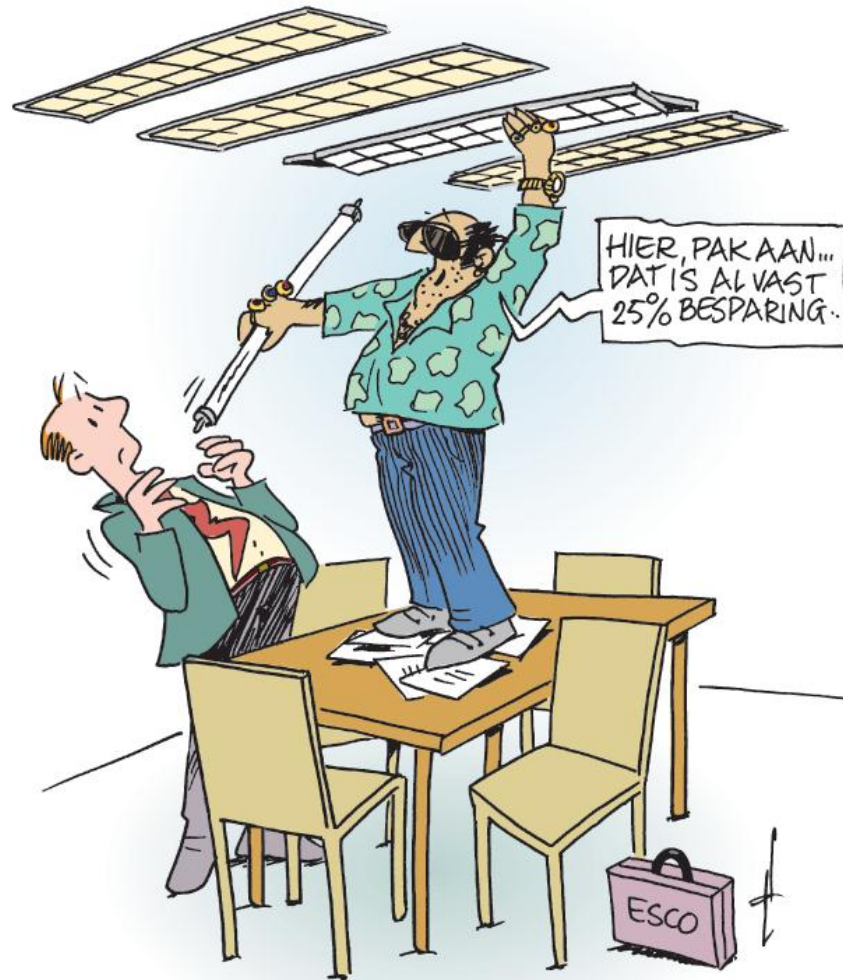
# Energy Performance Contracts Menu

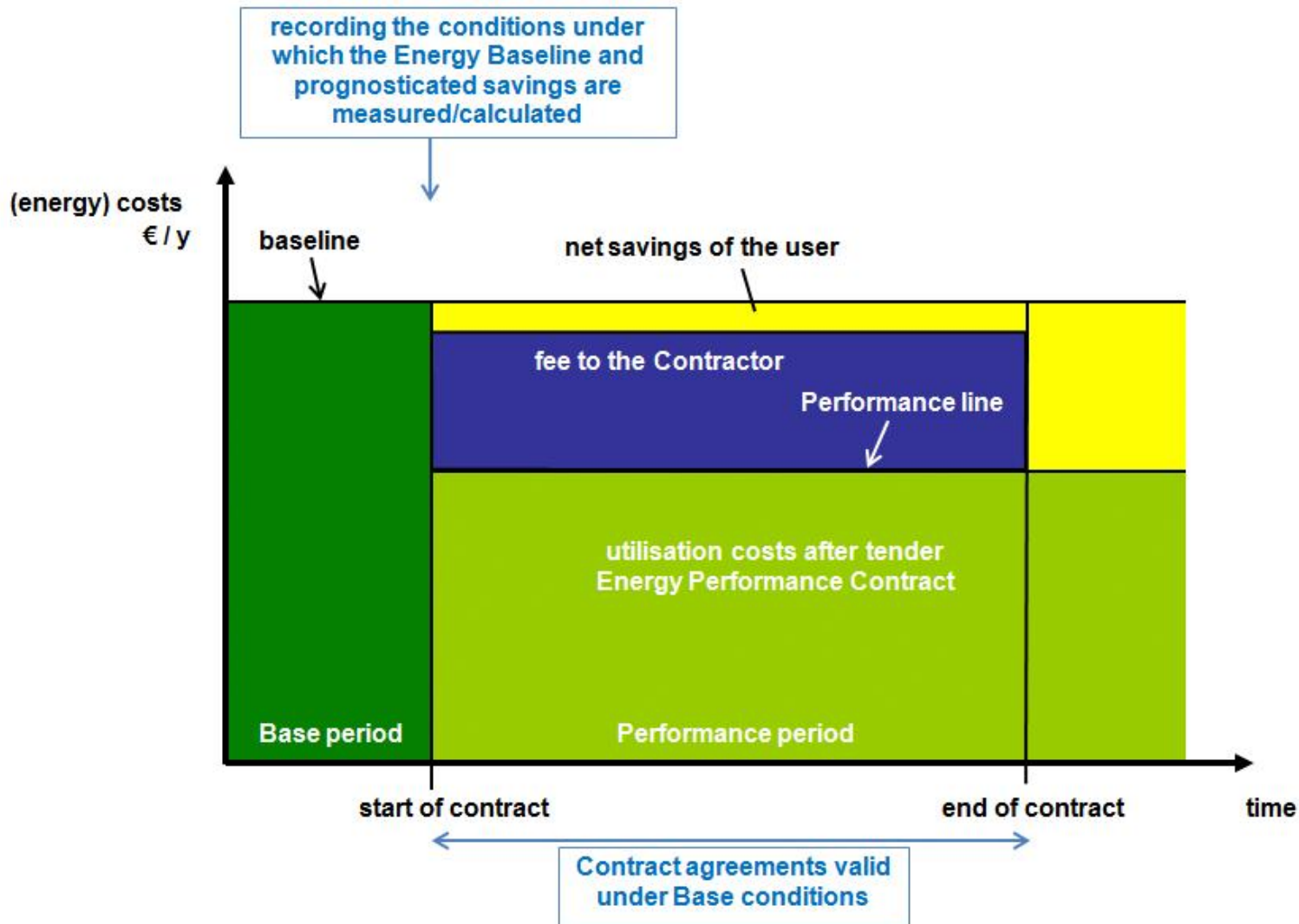
- Online tool
- Offers both clients (buildings owners, investors) and contractors a framework for drawing up an EPC
- For energy management & maintenance of building-specific installations OR for entire buildings
- Cost reduction & sustainability > measurable and evaluable
- Made for commercial sector
- Based on international and national standards:  
ISO 50001, ISSO (publication 105), NEN, EPC Rotterdam
- Checked by Platform members
- Legally checked (EU procurement regulations and NL specific)
- Result = draft performance contract



## An EPC should contain:

- Parties and their responsibilities
- Considerations and goals
- Scope (objects; installations; contract period)
- Baseline
- KPI's Key Performance Indicators
- Output specifications
- Investments, benefits, bonus/malus
- Settlement of disputes
- Protocol for measuring and verification







- <http://www.platformduurzamehuisvesting.nl/instrumenten/menu-performance-contracts/>



# Sustainable Housing Platform

The Dutch Sustainable Housing Platform (Platform Duurzame Huisvesting) originates from 2011, when eleven members of the platform signed the letter of intent. The members support the strategic goals of the platform, which are to stimulate sustainability in the housing chain by cooperation within the housing sector.

The platform members have signed to integrate sustainability within their own organization, and to activate their network by developing tools such as the [Menu Performance Contracts](#) and the [GreenLease Menu](#). These tools support and activate sustainability in the housing chain. To achieve this goal, cooperation within the chain is crucial and is therefore one of the aims of the Platform.

## Vision

The vision of the platform is that improvements the cooperation within the housing chain results in increased sustainable housing.

## Goals

The goals of the Platform are as follows:

### Ontvang de tweewekelijkse nieuwsbrief

Schrijf je in en blijf op de hoogte van al het nieuws rond duurzaam huisvesten. De nieuwsbrief wordt één keer per twee weken verstuurd.

E-mail adres :

[aanmelden](#)

### Agenda

19 maart 2015 – NVDO Maintenance Manager van het Jaar 2015

31 maart 2015 – Building Holland 2015: (Re) Building The Future

31 maart 2015 – Building Holland 2015: (Re) Building The Future





## Menu Performance Contracts



An app about energy performance contracting on buildings.

[Go to the Menu Performance Contracts application](#)

The Menu offers performance contracting parties, both client and executing party, a framework in the preparation for creating a performance contracts for the sustainable management of building systems or entire buildings and maintenance. The result of the Menu Performance Contract is a draft performance contract in Microsoft Word that can serve as the basis for a performance contract. The Menu, including the fact sheets with background information, can also be used as a discussion input for discussions between the parties who are planning exploit buildings based on a performance contract.

Cost and sustainability are becoming increasingly important within companies and institutions. Companies are looking for opportunities to be as effective, energy efficient and sustainable as they can in their real estates and use of their assets. Sustainable housing is often a business card and a cost saver. A performance contract is a good means to meet those assets. The performance contract makes the sustainability of the real estate measurable and evaluable. As a client, you pay for what you actually want and get.

### Ontvang de tweewekelijkse nieuwsbrief

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31 maart 2015 – Building Holland 2015:  
(Re) Building The Future

31 maart 2015 – Nationaal ESCo  
Congres: 31 maart in Amsterdam



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### Ambition-choice menu ▾

New buildings

Yes

No

Energy-saving measures

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No

Structural maintenance

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Funding by the Contractor

Yes

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Agentschap NL  
Ministerie van Binnenlandse Zaken en  
Koninkrijksrelaties

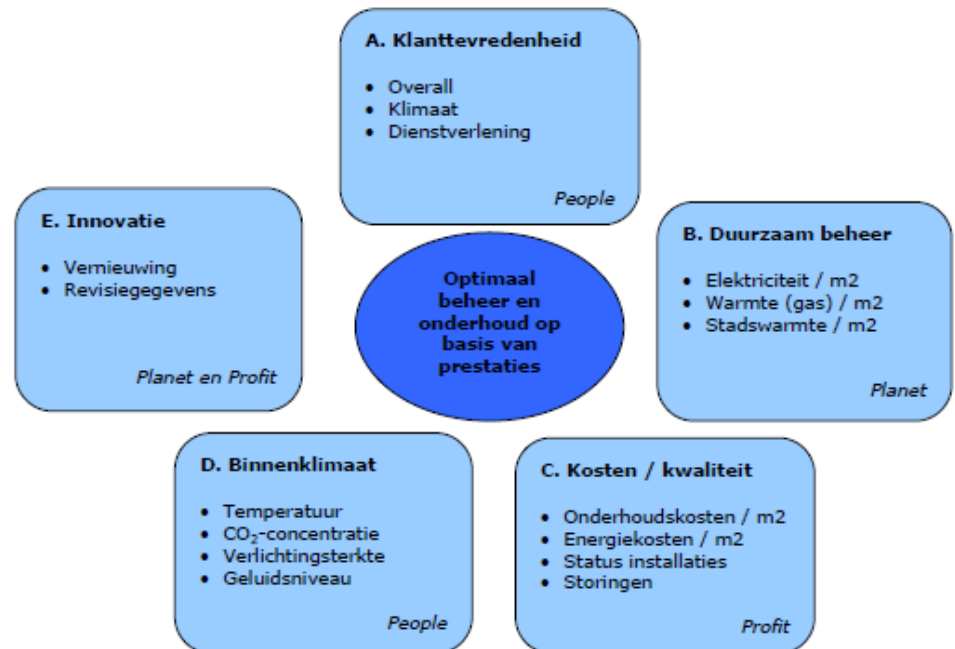
# Leidraad Prestatiecontracten

Beheer en Onderhoud  
Gebouwen Versie 3.0



>> Als het gaat om duurzaamheid,  
innovatie en internationaal

## Guideline for EPC's





Any questions?

***Who would like to make the EPC Menu fit for other MS?***

***Who would like to volunteer as a Tester and provide input for further development in other MS?***