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CONCERTED ACTION  
ENERGY EFFICIENCY  
DIRECTIVE

# Public procurement procedures

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# Programme of energy renovation of public sector buildings

2014 – 2015



- **The Government of the Republic of Croatia adopted, at its session held on 31 October 2013, the Programme of energy renovation of public sector buildings for the period 2014 – 2015.**

## **Program goals:**

- **To contract and completely renovate 200 public sector buildings - approximately 420 000 m<sup>2</sup> of heated floor area**
- **To decrease energy consumption in refurbished buildings for 30 - 60 % (approximately 150 kWh/m<sup>2</sup> per year)**
- **To decrease CO<sub>2</sub> emission for approximately 20 500 t per year**
- **To mobilise investments amounting to approx. 400 million kn**
- **To start energy services market (ESCo)**

# Programme of energy renovation of public sector buildings 2014 – 2015



## Program goals:

- **Fulfillment of requirements in accordance with Directive 2012/27/EU of European Parliament and Council from October 25th 2012 to renovate 3% of total floor area (heated and/or cooled) of buildings owned and used by central government each year**



# Main program participants



<b>Croatian Government</b>	<b>Adopted Program</b>
<b>Ministry of Construction and Physical Planning</b>	<b>Developed Program and supervises implementation</b>
<b>Agency for Transactions and Mediation in Immovable Properties</b>	<b>Program implementation and signing contracts for energy efficiency</b>
<b>Environmental Protection and Energy Efficiency Fund</b>	<b>Ensures co-financing funds</b>
<b>Energy Service Client (ESC)</b>	<b>Owner/User of the building applies building into Program</b>
<b>Energy Service Provider (ESP)</b>	<b>Implements energy renovation</b>

# Basic settings and characteristics of the program

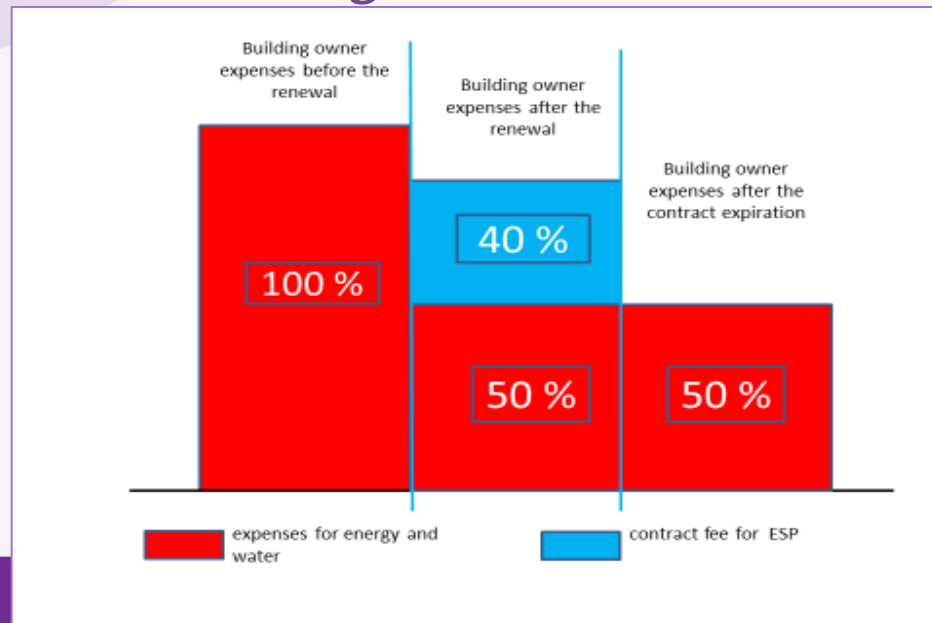


- **Energy Service Client (ESC) orders and Energy Service Provider (ESP) provides energy services in order to improve the energy performance of building by implementing EE measures.**
- **Energy efficiency measures include the following:**
  - I. **Preparation of project documentation**
  - II. **Energy renovation of the building (construction works, installation of equipment and materials)**
  - III. **Monitoring and investment maintenance of all elements of the building and installed equipment which were the subject of energy renovation**

# Basic settings and characteristics of the program



- ESP invests and takes technical and economic risk so ESC does not have any additional costs
- ESC is obliged to ensure payment of compensation to ESP during the contract period
- Energy savings are proven by the Project
- Payment of services is based on verifiable savings (**service charge should be less than the savings !**)



# Program steps



1. **Application of the building** - ESC submits the Owner form to the Agency containing basic information about the building and gives approval to Agency to start the process
2. **Energy audit** - Agency conducts a preliminary analysis if all of the Program criteria have been satisfied then if there's no energy certification, Agency orders the energy audit and certificate of the building and / or project assignment
3. **Analysis of profitability** - Agency compares data from the energy audit with data from EMS, analyzes the cost-effectiveness and decides to launch a public procurement procedure
4. **Tendering** - Agency defines the conditions of competition and tender documentation, conducts a public procurement and chooses the best Offer using the economic criteria for evaluation

# Program steps



5. **Contracting** - ESC, ESP and Agency conclude a Energy efficiency contract
6. **Design** - ESP must prepare project documentation which will encompass and elaborate all measures intended to achieve savings, and must prove values from the Offer
7. **Project Verification** - ESP submits the Project to the Expert Commission nominated by the Agency. Expert Commission verifies compliance of the Project with the laws of the Republic of Croatia and checks whether the project demonstrates values from the Offer
8. **Co-financing of the Program** - Fund gives 40% of eligible costs to the ESC



# Program steps





9. **Crediting** – ESP can get loans from commercial banks or CBRD
10. **Renovation** – ESP is required to do the work of energy renovation of the building in accordance with the verified design. Agency supervises Works through the expert supervision selected by a public procurement
11. **Works handover**- the end of renewal After the final energ certificate is done and after the final report is signed by the supervising engineer, ESC, ESP and Agency sign a report and define the end date of renewal
12. **Monitoring and Savings control** – throughout the whole period of the EE contract, ESP shall implement measures to monitor and to control savings (users training, regular check-up of the savings, investment maintenance building elements and installed equipment)

Offer scoring		
No.	Scoring criteria	Maximum number of points
1	Decrease in energy consumption [%]	40
2	Net present value of energy service fees - NPV of fees [kn]	20
3	Portion of renewable energy sources [%]	15
4	Profitability of investments [kn / kWh]	15
5	Automatization of energy consumption measurements	5
6	Price of the Offer [kn]	5

# Program implementation



	Contracted	EPC to be signed	PPP in progress
	18 EPC	4 EPC	16 PPP
Area	12 000 m <sup>2</sup>	43 120 m <sup>2</sup>	252 003 m <sup>2</sup>
Energy savings	26 613 909 kWh/y	19 034 kWh/y	



## Clinical Hospital Centre Split - site Križine

Area : 36 043 m<sup>2</sup>

Contract value: 115.158.398,98 kn including VAT

Energy savings : 7.902.074,30 kWh / year



# Thank you for your attention



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