



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



Number: 430-1519/2014-13

Under the Article 32 of the Public-Private Partnership Act (Official Gazette of the Republic of Slovenia, Nr. 127/2006) the City of Ljubljana announces/publishes:

**CONSOLIDATED TEXT OF A MODIFIED
PUBLIC CALL TO PROMOTERS
FROM THE DATE 24.12.2014**

to submit an Expression of Interest in operating a public-private partnership project of the energy retrofit and the energy management services in public buildings of the City of Ljubljana in line with the principles of the energy saving contracting for the group of public buildings EOL-1A.

The City of Ljubljana (hereinafter: the public partner) has signed the contract with European Investment Bank (EIB) for Technical Assistance ELENA to support a large investment programme in the public buildings of the City of Ljubljana, which will be mainly implemented by Energy Service Companies (ESCOs).

The City of Ljubljana (hereinafter: the public partner) calls on potential promoters to submit an application, expressing the interest in implementing and operating a public-private partnership project of the comprehensive energy retrofit and the energy management services in the public buildings owned or operated by the City of Ljubljana, in line with the principles of the energy saving contracting for the first group of public buildings EOL-1A (hereinafter: group of public buildings EOL-1A), as listed in the Appendix 1.

The aim of public partner is to reduce the operation costs (energy and maintenance costs) in public buildings of the City of Ljubljana. The subject-matter of the call is seeking promoters (i.e. potential private partners), able to execute and finance public-private partnership and implement energy efficiency measures in order to provide as high as possible cost savings to the public partner.

The private partner shall, when proposing energy efficiency measures to achieve cost savings in above outlined public buildings, comply with valid legislation, laying down the conditions and requirements for activities, being carried out at each building, included in group of public buildings EOL-1A.

The subject matter of the public-private partnership, in duration of the public-private partnership up to 15 years, is:

- execution of the energy efficiency measures in public partner's buildings as listed in the Appendix 1, in the period until the 31.12.2016;
- energy management of the group of public buildings EOL-1A (operation of energy equipment and systems, analysis on energy consumption and related costs, proposing and execution of



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



agreed energy efficiency measures, major maintenance of built-in equipment, energy accounting etc.) throughout the duration of public-private partnership.

Anticipated contribution of private partner into the partnership is the following:

- costs of implementation of the energy efficiency measures in public partner's buildings at least to extent as defined by list of measures for individual public building of group of public buildings, listed in Appendix 1;
- administrative costs of required permits and approvals for the execution of the planned energy efficiency measures;
- operation of built-in equipment throughout the duration of public-private partnership as well as at least one year after the termination of the contract.

Suggested measures and services of the promoter shall base on his analyses and estimations, performed in a manner, that the potential of savings are realized, taking into account the minimal extent of measures listed in Appendix 1. The measures will be implemented on all public buildings stated in Appendix 1. All buildings are owned by the City of Ljubljana.

An application, expressing the interest for the execution of public-private partnership shall contain:

- presentation of the proposed public-private partnership obligations and relations in the period of the duration of the partnership (up to 15 years);
- proposal of the form of public-private partnership;
- presentation of the promoter (identification of human resources, development and organizational capacities and skills, list of references on similar projects, identification of sources of financing etc.);
- identification and break down of contributions and commitments of private partner;
- identification and break down of contributions and commitments of public partner;
- proposal of the financial model of public-private partnership in line with principles of minimal savings throughout the duration of public-private partnership (Rules on the content of the eligibility of execution of a project according to the model of public-private partnership, Official Gazette of the Republic of Slovenia, Nr. 32/07) with indicative economic and financial analysis of the project;
- time-schedule for execution of measures for individual buildings;
- risk estimation of the proposed model of public-private partnership, with identification of risks undertaken by the public partner, those undertaken by the private partner and shared ones;
- feasibility study of the proposed model;
- SWOT analysis of the proposed model of the public-private partnership in comparison with common public procurement method;
- proposal of the project methodology for realization of suggested solution;
- contact person and contact information for additional information.

Information for promoters:

Additional documentation for preparing the application, expressing the interest for the implementation and operation of public-private partnership related (*data on individual buildings, reference quantities on the extent of the current energy consumption by the types of energy for individual buildings; other documentation on individual public buildings; energy baselines/audits, etc.*) may be inspected after a preliminary phone call on Nr.: +386 (0)1 306 1107 or announcement via e-mail: alenka.loose@ljubljana.si with Alenka Loose at address Adamič Lundrovo nabrežje 2, Ljubljana.



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



All the additional information concerning the preparation of application may be requested via portal enarocanje.si.

Documentation which shall be delivered to the promoters is confidential and shall be used only for the purposes of submitting application regarding their interest in operating a public-private partnership. Please note, that the values in the documentation are estimated. It is therefore recommended, that promoters elaborate analysis on their own.

Applications, expressing the interest in operating a public-private partnership are expected to be submitted by the 26.1.2015 at the latest to the following Address: Mestna občina Ljubljana, Služba za javna naročila, Dalmatinova 1/II. nadstropje, 1000 Ljubljana with a mark on an envelope: "Expression of Interest in operating a public-private partnership project of the energy retrofit and the energy management services in public buildings of the City of Ljubljana in line with the principles of the energy saving contracting for the group of public buildings EOL-1A".

The public partner will organize meetings, where promoters will be given a chance to present a content of their expression of interest. Meetings will be held with each promoter individually.

The public partner reserves the right to use all the promoter's data and proposals, that will not be marked as a business secret, for preparing the final content, model and extent of the public tender documentation for the selection of the private partner.

Promoter, who will submit an application regarding interest in operating a public-private partnership, will have the same rights in the procedure of potential public tender as all the other candidates. Submitting the application of interest itself does not give the promoter a status of an official bidder in the process of selection of private partner for the public-private partnership and shall not be deemed to indicate that the promoter is also a candidate in the further procedure of selecting a contractor. The costs of preparation and submission of application are paid by the promoter himself.

This public call to promoters is a non-binding document, which merely describes the purpose of the public partner. The public partner will further publish calls to promoters also for other buildings, divided into further groups of buildings, subject to the Energy Retrofit Programme of Public Buildings in the City of Ljubljana (*Energetska obnova Ljubljane* - EOL). The City of Ljubljana reserves the right to change the extent of the project, described in the call. The final form of the model on public-private partnership, the extent, the content and time schedule of the project, as well as the responsibilities of the partners will be identified in the procedure of the public tender for the selection of private partner.

City of Ljubljana

*Alenka Loose, City of Ljubljana energy manager,
EOL project manager*