

QUICK FACTS

PROJECT TITLE	THERMOMODERNIZATION OF PUBLIC BUILDINGS IN KOBYŁKA
PPP MODEL	PPP IN PPA MODE
LOCATION	CITY OF KOBYŁKA
VALUE OF PROJECT	10 872 308, 12 PLN (BRUTTO)
PROJECT STATUS	STAGE OF PROJECT'S IMPLEMENTATION

I. OBJECT OF THE PROJECT

The aim of the project is thermomodernization of public buildings in city of Kobyłka with the intention to reduce costs of heat production and electricity consumption in buildings while simultaneously updating the technical equipment of the installation and efficient management of energy costs. The scope of the project includes 8 public buildings in city of Kobyłka.

II. LEGAL FRAMEWORK FOR SELECTION OF PRIVATE PARTNER

According to art. 4 paragraph 2 of the act of 19 December 2008 concerning public-private partnership, the Private partner was selected according to the Public Procurement act of 29 January 2004 following a competitive dialogue process.

III. PUBLIC ENTITY

City of Kobyłka, Wołomińska 1, 05-230 Kobyłka.

IV. PRIVATE PARTNER

A consortium between Siemens Sp. z o.o [Ltd.] i Siemens Finance Sp. z o.o. [Ltd.], Żupnicza 11, 03-821 Warszawa.

V. RESPONSIBILITES OF PRIVATE PARTNER

The private partner's key components include financing and estimation of project completion costs and design of thermomodernization works (including energy management system), but during maintenance stage the private partner is obligated for the technical efficiency and management of energy resources which is essential to the project's goals under the contract. The private partner gives the public entity a guarantee of savings for heating energy consumption of approximately 26 % and electrical consumption by approximately 18 %.



DIVISION OF TASKS AND RISKS	
PUBLIC ENTITY	PRIVATE PARTNER
legislation risks	risk related to the design
risks of changes tax rates, fees, costs of water, electricity and heat energy	risk associated with obtaining administrative decisions
risk associated with the transfer of own contribution	risk associated with project's financing
risk associated with the effects of vandalism and theft in buildings	risk of proper and timely thermomodernization's execution
risk of self-interference in the energy management system	risk associated with the availability of materials, subcontractors and services
	risk related to increased costs of materials, supplies and services
	risk of ensuring a guaranteed level of savings
	risk associated with the management of energy in buildings and maintaining the technical efficiency of installed equipment
	risk associated with the proper functioning of the energy management system
	risk related to the breach of third party's civil rights and copyrights

VI. FINANCING

Remuneration to the private partner shall come from the public entity, within the framework of regular payments made under the provisions of the contract schedule. Funds for remuneration payments shall be provided as a result of the savings generated by the thermomodernization.

VII. OBJECTIVES OF ADVISOR

Kancelaria Doradztwa Gospodarczego Cieślak & Kordasiewicz during the period from 28 March 2014 to 5 August 2015 has completed comprehensive consulting services including:

- ✓ Recommendation legal form and mode of award the contract according to act on public-private partnership and Public Procurement Act.
- ✓ Development of the procedure's schedule.
- ✓ Developing the necessary documentation to initiate the procedure for selecting the private partner.
- ✓ Advising the tender committee.
- ✓ Preparation of PPP contract's draft and negotiations about contract's contents with private partners involved in the competitive dialogue.



- ✓ Preparing proposals for specific award criteria.
- ✓ Verification of developed technical documents related to the implementation of the project.
- ✓ Advising on drawing up the specification of essential terms.
- ✓ Current explanations regarding legal issues.

VIII. PROJECT'S SCHEDULE

PROJECT'S SCHEDULE	
PUBLIC PROCUREMENT NOTICE	12 JUNE 2014
ASSESSMENT OF REQUESTS TO PARTICIPATE	JULY 2014
COMPETITIVE DIALOGUE	AUGUST 2014 – MAY 2015
SELECTION OF THE BEST TENDER	JULY 2015
SIGNING OF THE PPP CONTRACT	5 AUGUST 2015

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