



ELENA Completed Project Factsheet EFFICIENCY FOR BERLIN PROPERTIES

Location of planned investments	State of Berlin, Germany
Final Beneficiary	Berliner Immobilienmanagement GmbH (BIM)
Final Beneficiary's address	Keibelstrasse 36, Berlin, Germany
CoM signatory	Berliner Immobilienmanagement GmbH – No City of Berlin – Yes
Sector	Energy Efficiency in non-residential buildings, Renewable Energy Sources
Total PDS costs	EUR 1 296 222.46
ELENA contribution	EUR 1 166 600.21 (90%)
Project development services financed by ELENA	The Project Development Services (PDS) financed by ELENA supported the acceleration of the implementation of the energy efficiency (EE) investments in public buildings owned by the State of Berlin. The ELENA PIU was firstly integrated as part of the existing B.E.M. team that was later on merged to the mother company BIM. The grant provided by the ELENA was used to reinforce the existing team and to hire some external consultants that were involved on developing technical studies and to prepare the tender documents used to implement the energy efficiency investments in the public buildings owned by the State of Berlin. At project end, the PDS costs mounted to EUR 1,296.2 k corresponding to EUR 945.5 k in direct staff costs and EUR 350.7 k related to external experts.
Description of ELENA operation	<p>With the support of ELENA that was used to finance energy audits, feasibility studies, procurement activities and project management, BIM that is responsible to manage the buildings owned by the State of Berlin, was able to accelerate the implementation of energy efficiency and building integrated projects in these public buildings.</p> <p>The investments projects were mobilized based on the intracting model, based on a maximum payback period of 10 years for all projects supported, and making use of a virtual revolving fund implemented by BIM.</p>
Timeframe	August 2018 – July 2022
Investment programme description	<p>The investment program helped to increase energy efficiency in 235 buildings owned by the State of Berlin and was implemented based on the intracting scheme. The investments mobilized consisted in two different types of projects:</p> <ul style="list-style-type: none"> - Large scale renovation projects of building, including several measures focused on HVAC, lighting, domestic hot water, renewables, etc; - Roll out of energy efficiency measures across several buildings, namely to replace the existing lighting systems by LEDs.

Investment in implementation phase	EUR 32.2m
Results achieved	Energy savings: 43.65 GWh/y RE production: 1.86 GWh/y GHG reduction: 12,347 t CO ₂ eq/y
Leverage factor achieved	27.60
Lessons learnt	<ul style="list-style-type: none"> - The FB was able to demonstrate that the implementation of energy efficiency measures based on the intracting model can be done based on a virtual revolving fund, without having to create a formal fund. - The project implementation (both project development services and investment programme) was impacted by the Covid-19 pandemic and by the conflict in Ukraine. In addition, the Final Beneficiary role was transferred from BEM to BIM (mother company and single owner of BEM). Despite these challenges, the strong commitment of the FB, including the project manager, had a decisive input on achieving the results expected at contract signature stage.
Further information sources	https://www.bim-berlin.de/suchergebnisse/
Contact person at ELENA Beneficiary	Christoph Blaschke – christoph.blaschke@bim-berlin.de