



ELENA Project Factsheet Efficiency for Berlin Properties (B.E.M.)

Location	Germany, Berlin
Beneficiary	Berliner Energiemanagement GmbH – B.E.M.
CoM signatory	Berliner Energiemanagement GmbH – No City of Berlin – Yes
Sector	Energy efficiency in Public Buildings
Total PDS cost	EUR 1 334 000
ELENA contribution	EUR 1 200 000
Project Development Services (PDS) financed by ELENA	<p>The Project Development Services (PDS) financed by ELENA will support the acceleration of the implementation of the energy efficiency (EE) investments in public buildings owned by the State of Berlin.</p> <p>The ELENA PIU will be integrated within the existing B.E.M. team and will include four internal engineers, two external engineers, eight existing staff members allocated to the project and external consultancy providers. The expected costs are estimated at EUR 480 000 for new external staff, representing a total of 750 man-days, which is equivalent to about 3.2 FTE working for the total project length. The average daily rates are expected to be around EUR 640.</p>
PDS Timeframe	August 2018 – July 2021
Investment programme description	<p>The investment program aims to increase energy efficiency in 127 buildings owned by the State of Berlin and will be implemented based on the following investment schemes:</p> <ul style="list-style-type: none"> • Intracting/Contracting Projects for 20 buildings, which include a large scale of efficiency measures such as CHP installation, district heating, replacement of heating/cooling/ventilation systems, decentralisation of hot water supply, installation/optimisation of the building automation system, including smart-metering; • Roll out of low cost energy efficiency investments in 107 buildings, which include conventional lighting exchange by LED, pump exchange, hydraulic compensation, etc.
Investment to be mobilized	EUR 30m

Description of the approach to implement the Investment Programme	<p>The Investment Programme is expected to be mostly financed by the following sources:</p> <ul style="list-style-type: none"> • By a revolving fund that is being prepared by B.E.M. and BIM in order to allocate uncommitted financial resources to finance the investment in energy efficiency measures. • By reflexes from intracting and low cost investment projects energy savings; • Further capital which is expected to be allocated to the fund via the Berlin budget for 2020/2021 or from other real estate sales by BIM; • BENE (Berlin Program for Sustainable Development) funds are also expected to provide financial support to the investment Programme.
Expected results	<p>The total estimated contributions are:</p> <ul style="list-style-type: none"> • Energy Efficiency - Annual total savings in the final energy consumption of 41 GWh • CO₂ reductions - Annual total emission reductions of 10 500 t CO₂ eq.
Leverage factor (Minimum 20)	<p>41</p>
Market replication potential	<p>The intracting model was developed based on the idea of Energy Performance Contracts (EPC) but entirely operates within the city administration and with operational accounts. It was developed to avoid the problems caused by the “dichotomy” between the enormous energy bills of public buildings due to their poor condition and the inability to finance urgently-needed saving measures by transferring the saved energy costs to the investment budget.</p> <p>The successful implementation of this Investment Programme can become an example for other public agents (energy agencies, regional, federal and central governments), contributing to the successful implementation of Article 5 of EED and to the effective exemplary role of public buildings.</p>
Status	<p>Contract signed on 19/07/2018</p>
Contact person at Beneficiary	<p>Andreas Tiemann – Andreas.tiemann@bem-berlin.de Gökhan Olkun – goekhan.olkun@bem-berlin.de</p>