



European Investment Bank (EIB)

Luxembourg, 29 November 2021

Environmental and Social Completion Sheet (ESCS)¹

Overview

Project Name: VIENNA SCHOOL CAMPUS BERRESGASSE

Project Number: 2017-0381

Country: AUSTRIA

Project Description: The Berresgasse Campus project forms one of nine schools under the BIENE programme developing new education facilities for young people aged 0 to 14 years. The Berresgasse Campus project constructed approximately 19,100 m² gross area, creating approximately 1,000 new school places for kindergarten, pre-primary, primary and lower-secondary school education. The location of the new campus is in the Donaustadt area of Vienna and procured using a PPP mechanism.

Summary of Environmental and Social Assessment at Completion

EIB notes the following Environmental and Social performance and key outcomes at Project Completion.

The Promoter competitively procured the services of a private partner (SPV) to deliver the new school under a PPP mechanism based on a Design-Build-Finance-Operate-Maintain (DBFM) PPP concept. Financial close was achieved in October 2017, the building construction and post-completion works were completed and the facility was handed over for use by the Promoter in August 2019.

Educational buildings are not specifically mentioned in the EIA Directive 2011/92/EU, as amended by 2014/52/EU, however the Project is covered by Annex II of the Directive in relation to urban development. The Berresgasse site was identified and included as part of a land-use plan for education facilities by the City of Vienna, which undertook a strategic environmental assessment. Berresgasse Campus was built within the limits of an approved urban development plan and the Project does not exceed the relevant thresholds as defined in the EIA legislation (§ 3 of the Austrian EIA law - Environmental Impact Assessment Act 2000 (Umweltverträglichkeitsprüfungsgesetz) therefore no EIA or EIA screening was requested for the Project by the Competent Authority (Wiener Umweltschutzabteilung – Vienna's municipal administration's environment department). Moreover, the Project does not lie inside, or affects one of Vienna's four Natura 2000 sites (Donau-Auen national parc, Naturschutzgebiet Lainzer Tiergarten, Landschaftsschutzgebiet Liesing, parts of Bisamberg), which the Vienna regional government declared European protection Areas (*Europaschutzgebiete*) in 2007. The building permit MA37-BB/54178-2017-1 was issued by MA37, the City's administration's building inspection department, on 10 April 2017 evidencing that all building and environmental approvals were received.

No major environmental and social risks related to the construction activities were identified at the appraisal stage, besides those related to:

- (i) Detection of soil contamination;
- (ii) Reduced demand for the additional school places.

¹ The template is for ILs and FLs



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No findings regarding soil contamination have been reported. Regarding the demand for school places, the COVID-19 pandemic that effected the school operation from March 2020 onwards might have had an effect on the number of children enrolled; therefore, a reliable assessment for the demand cannot be made at this early stage of operation.

According to the Energy Performance Certificate that was issued after the building completion, the facility's energy class is B in the categories of Space Heating Demand and Primary Energy Demand, class A in the CO₂ emissions category, and class A+ in the Total Energy Efficiency Factor category. This classification improves in the CO₂ emissions category compared to the Energy Performance Certificate that was produced at the planning phase, whereas the other factors remain the same.

No other significant environmental issues were reported by the SPV and the Lead Technical Advisor.

EIB notes the following key Environmental and Social aspects to be monitored during operations:

As for the operational phase, the project allowed to put in place a management system to ensure that the educational facility is properly maintained and embedded an incentive system with rewards and penalties to support optimal energy use by the facility manager (FM). Optimization of the energy use minimizes the environmental impact and contributes to wider climate change mitigation efforts. As per the FM's Q4 2020 report, the annual electricity consumption in 2020 was within the maximum guaranteed amount. The annual thermal consumption in 2020 was also within the maximum guaranteed amount, although the monthly consumption in August 2020 was higher than the guaranteed one.

Based on the same report, the renewable energy apparatus (photovoltaic panels) that is installed on the roof generated 18% of the total electrical demand in 2020. Because of the fact that a third party, Wien Energie, installed the apparatus, the apparatus costs were not included in the Project. Nevertheless, the renewable energy equipment placed on the building augments its sustainable character.

Summary opinion of Environmental and Social aspects at completion:

Based on reports from the Borrower and inputs provided by the lenders' technical advisor during the construction and early stages of operation, EIB considers that the Project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.