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Promoting Energy efficiency to Local Organisations  
through dissemination Partnerships in Europe  
Best Actions for Collaboration in Countries  
for a High efficient Use of energy in Structural funds

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## Pooling of Energy Contracting in Small Communities - Styria - Austria

Energy Performance Contracting for buildings with low energy costs is rather unattractive for energy service companies as well as a rather high effort for the community itself. Pooling buildings of several communities to a common tendering procedure is an opportunity to overcome these obstacles.

Target Groups	Sector	Field
<ul style="list-style-type: none"> <li>- Local authority</li> <li>- Decision makers</li> </ul>	<ul style="list-style-type: none"> <li>- Buildings (including municipal properties)</li> </ul>	<ul style="list-style-type: none"> <li>- Third Party Financing</li> <li>- Contracting</li> </ul>

### ANALYSIS

#### INTRODUCTION

The building sector, including public buildings, still shows considerable potentials to reduce energy consumption. Energy performance contracting could be a solution to reduce the energy costs.

Buildings administrated by municipalities in many cases are small. For that reason the referring annual energy costs for room heating and for electricity consumption do not meet the energy service companies' (ESCO) demands in context with a lucrative energy performance contracting project.

In case that buildings administrated by several municipalities are clustered to one project, it should be possible to achieve a project volume which is lucrative from an ESCO's point of view.

#### THE PROJECT

Within the project two "invitation to tender pools" have been formed. Building pools of several municipalities were being clustered within those two "invitation to tender pools" within one call for tender. The energy cost reduction guarantee refers to a municipality's building pool. If the energy cost savings actually achieved for a building pool do not meet the guaranteed value, this can be made up by additional savings achieved in another building within the same building pool.

The "invitation to tender pool" in upper Styria was formed by two municipalities' buildings. In the case of the eastern Styrian pool the number of municipalities amounted to three. In total 21 buildings were included into the project. Preparatory work started in 1999, the project itself ended in 2001, the energy saving contract period is 12 years.

### COST AND BENEFITS

## RESULTS

- It was possible to draw the interest of several ESCOs to rather small buildings with low energy costs due to the pooling of several buildings to build a critical mass.
- The "invitation to tender pool" reduced to preparation costs for the building owners compared to individual energy performance contracting projects.
- energy costs could be reduced in one pool by 15% and in the other pool by 44% without remarkable investments by the municipalities. The ESCO guarantees the achievement of the savings for the contract-period of twelve years.
- The energy cost savings correlate with a reduction of emissions.

### AN EXAMPLE: SCHOOL MARKT HARTMANNSDORF

The school building of Markt Hartmannsdorf is home of two schools. So far the costs for heating and electricity amounted to 21.800 Euro. The measures for this building have already been implemented by the ESCO: installation of a new heating control with single room adjustment and automatic detection of open windows and energy efficient lighting. These measures will reduce the energy costs by about 25%.



SCHOOL MARKT HARTMANNSDORF

## PARTNERSHIP

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The project was initiated by the Austrian federal ministry for environment. The project management for the technical and organisational process was handed over to E.V.A., the Austrian energy agency. E.V.A. sub-contracted the Styrian energy agency as local partner.

The upper Styrian municipalities Irtding and St. Gallen as well as the eastern Styrian municipalities Anger, Gnas and Markt Hartmannsdorf provided building pools for the common tendering procedure.

For both pools the offer of the ESCO Conness, located in Fernitz/Styria, was identified as the best one.

## RECOMMENDATIONS

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## OBSTACLES AND PROBLEMS

The initial target of this project was to prove that it was possible to use energy performance contracting for a common pool with buildings of several municipalities. It was expected that there would occur barriers for which solutions would have to be developed.

During the discussions with those municipalities which showed up their interest, it turned out that no municipality was interested in taking part in a project with a pool consisting of buildings of several municipalities – especially because of the fact that energy saving measures in another municipality's building might have been financed by the energy costs saved in one own's building. This fear was stronger than the prospect of a more lucrative offer due to a larger project volume.

Therefore the project had to be redesigned: Instead of one pool formed by buildings of several municipalities two "invitation to tender pools" have been formed: building pools of several municipalities are being clustered within one call for tender, but the ESCO is being contracted with each municipality separately.

The initial targets to include 10 to 20 municipalities with 40 to 80 buildings could not be achieved in the first step. In the meantime, however, several other Styrian municipalities have announced their interest in taking part in a succeeding project round. It can be expected that the initial targets referring to the number of municipalities as well as to the number of buildings can be achieved within one of the following call for tender rounds.

The project also identified a general lack of qualified and independent support for the building owners to prepare an energy-performance contracting project. For that reason E.V.A. has initiated follow-up actions in Salzburg and the Tyrol which aim at transferring know how to local partners.

## TO KNOW MORE

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## USEFUL INFORMATION

List of Internet sites

[Project Homepage / http://www.eva.ac.at/projekte/gecon.htm](http://www.eva.ac.at/projekte/gecon.htm)

[Supporting documents and comments for the tendering procedure \(only in German language\) /](http://www.eva.ac.at/projekte/gecon.htm)

<http://www.eva.ac.at/projekte/gecon.htm>

[Energy Performance Contracting for Small and Medium-Sized Municipalities: Guidelines for Success \(in English or German\) /](http://www.eva.ac.at/projekte/tpf-rat.htm)

<http://www.eva.ac.at/projekte/tpf-rat.htm>

## THIS CASE HAS BEEN REALISED BY

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