

QUICK FACTS

PROJECT TITLE	THERMOMODERNIZATION OF PUBLIC BUILDINGS IN PŁOCK
PPP MODEL	PPP IN PPA MODE
LOCATION	CITY OF PŁOCK
VALUE OF PROJECT	32.979.684,96 PLN (GROSS)
PROJECT STATUS	STAGE OF PROJECT'S IMPLEMENTATION

I. OBJECT OF THE PROJECT

The aim of the project is thermomodernization of 27 public buildings in Płock 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 duration of the contract shall last for 17 years.

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 Płock, Stary Rynek 1, 09-400 Płock.

IV. PRIVATE PARTNER

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

V. RESPONSIBILITIES OF PRIVATE PARTNER

The private partner key's components include financing and estimation of project completion costs and design of thermomodernization works (including energy management system), but during the maintenance stage the private partner is obligated for 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 25, 4 % and electrical consumption by approximately 32, 7 %.

DIVISION OF TASKS AND RISKS	
PUBLIC ENTITY	PRIVATE PARTNER
risk of changes in energy prices	risk related to the design
risk associated with the change of usage of buildings within the scope of the project	risk associated with obtaining administrative decisions
political risks	risk associated with project financing
geological risks	risk of proper and timely thermomodernization's execution
risk associated with the transfer of own contribution	risk associated with the availability of materials, subcontractors and services
risk associated with external funds and its repayment	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

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 31 March 2014 to 4 November 2015 has completed comprehensive consulting services including:

- ✓ Preparing an analysis of the legal aspects of the implementation of PPP project.
- ✓ Developing of required documentation to initiate the procedure for selecting the private partner.
- ✓ Assessment of partner's qualifications and abilities to participate in the proceedings.
- ✓ Developing of documents during the proceedings.
- ✓ Preparation of PPP contract's draft.



- ✓ Negotiations about contract's contents with private partners involved in the competitive dialogue.
- ✓ Preparing proposals for specific award criteria.
- ✓ Preparing of Terms of Reference.

VIII. PROJECT'S SCHEDULE

PROJECT'S SCHEDULE	
PUBLIC PROCUREMENT NOTICE	10 JUNE 2014
ASSESSMENT OF REQUESTS TO PARTICIPATE	JULY 2014
COMPETITIVE DIALOGUE	AUGUST 2014 – MARCH 2015
SELECTION OF THE BEST TENDER	30 SEPTEMBER 2015
SIGNING OF THE PPP CONTRACT	4 NOVEMBER 2015

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