

## **Protocol to the Excursion on 08. 08. 2003**

### **„Energy-Performance-Contracting Projects in public buildings in Bratislava“**

#### **Participants Slovakia:**

Mr. Staron, ECB

Ms. Hessova, director of the school Scarniclova, Ms. Slivkova, employment of the school Scarniclova

#### **Participants Austria:**

Mr. Zoubek, City of Vienna – MA 34, Mr. Bayer, ÖGUT

### **Visits of the building “Skarniclova school”**

Skarniclova school and many other schools in Bratislava are operated by a company “Terming, which is over 50% owned by the City of Bratislava. This company is not responsible for new investments. This company can be involved into the pilot project.

The building shows construction damages caused by water. Part of the damages are caused by leaks in the sewage water pipe system, parts are caused by leaks in the pipes for the steam heating system (by condensation in the wall). An other damaged seemed to caused by then rain water due an defect gutter on the roof.

The boiler room includes a boiler, fired by natural gas, producing steam for the heating system. The radiators surfaces are achieving a temperature of about 100°C, which is dangerous for the user and no more permitted. Most of the radiators have no regulation valve.

Mr. Zoubek and Mr. Staron estimate, that the hole boiler room equipment and the radiators must be replaced, e. g. by a natural gas powered condensing boiler and warm water circuit.

The building has four floors, the first floor shows the best building condition, because here the rooms are also used for public elections. The school director says, that the implementation of the measures should be carried out during the holiday period.

Beside the energy efficiency measures there must by implemented a number of renovating measures (e. g. water damages, ..). Mr. Kalavski already announced, that this additional costs could be covered by the municipality. These costs must be already dedicated for the budget 2004 of the district Stare Mesto (or City of Bratislava ?). The building renovation costs

are covered by a different budget and administrated by a different department than these for the operation costs (like energy).

## **Project meeting and discussion**

Although the school shows building damages, the building would be suitable for a CONVIBA pilot project, if the static conditions are proved and the additional renovation costs do not have to be covered by the contractor.

The implementation of the energy efficiency measures and the construction measures must be well coordinated, so that both are finished during the holiday period. The best solution would be, if the all measures will be in the responsibility of one company (general contractor)

Mr. Zoubek estimates, that all measures could be done during a 3 month period. A first draft of a time plan could be seen as following:

1. week: demounting of the radiators in the classrooms and in the corridors
2. week: stem of the break through and plaster the walls behind the radiators (starting from the 4. floor
3. week: demounting in the boiler room, break through in the cellar
4. week: mounting of the radiator 4. floor
5. week: mounting of the radiator 3. floor + cleaning 4 floor
6. week: mounting of the radiator 2. floor + cleaning 4 floor
7. week: mounting of the radiator 1. floor + cleaning 4 floor
8. week: mounting of the radiator gymnastic room + cleaning 4 floor
9. week: installation of pipe system in cellar
10. week: installation of pipe system in cellar and chimney
11. week: mounting of the boiler and the distribution system and electric system
12. week: mounting of the boiler and the distribution system and electric system
13. week: placing into operation

### **Next steps:**

Mr. Staron will contact Mr. Kalavski to clear following topics:

- a) is City of Bratislava/ District old town able to provide a grant for building renovation
- b) procedure of a public procurement for ECP in Bratislava, developed by Ms. Sabova and Mr. Tomasik
- c) Mr. Bayer sends English version of graph (procurement procedure) to Mr. Staron
- d) ECB will create a graph about the Bratislava Procurement Procedure

*Protocol written by Gerhard Bayer*