



ELENA Project Factsheet
COMPREHENSIVE MODERNIZATION OF MUNICIPAL BUILDINGS
IN THE CAPITAL CITY OF WARSAW
(ComMBiCC-Warsaw)

Location of planned investments	The Investment Programme will be carried out in the Capital City of Warsaw, in Poland.
Final Beneficiary	The Project Development Services (PDS) will be performed by the Capital City of Warsaw. The Capital City of Warsaw, which is a municipality with the status of a city with district rights. Its functions are defined by the Law on Municipal Self-Government and the Law on County Self-Government, and the tasks resulting from the capital nature of the city are defined by the Law on the Capital City System of Warsaw. According to Ch. 1, Art. 2 pt. 2 of the Law on Municipal Self-Government, the municipality has legal personality. This means that the municipality is assigned both duties and rights by law, which enables it to perform public tasks.
Final Beneficiary's address	Plac Bankowy 3/5 00-950 Warszawa - POLAND
Sector(s) of investment	Energy efficiency and renewable energy sources investments in residential multi-apartment buildings.
Total Project Development Services (PDS) cost	EUR 3,120,000.00
ELENA co- financing	EUR 2,808,000.00
Project Development Services (PDS) financed by ELENA	<p>The ELENA PDS will provide support to the Capital City of Warsaw which will aim to prepare at least 50 municipal residential multi-apartment buildings for comprehensive energy efficiency renovation, including RES installation in these buildings. The estimated investment volume under ELENA is EUR 47.25m. It is expected that the investment measures to be implemented will improve the energy performance of the buildings by about 63% on average and are intended to reduce CO₂ emissions by around 73% from the current baseline.</p> <p>This ELENA PDS project will be implemented by the Capital City of Warsaw through Bureau of Air Protection and Climate Policy - an organizational unit of the Office of the Capital City of Warsaw. The Capital City of Warsaw will create a dedicated Project Implementation Unit (PIU) consisting of a Project Coordinator and 6 procurement, technical, financial and administrative specialists working in the different departments of the City administration. The PIU will gather all the relevant available building documentation, including the current building status and energy performance certificates, will be closely working with the external expert consultants on the building assessments, will oversee the preparation of the technical building renovation documentation, and will verify existing data on the building consumption.</p> <p>The PIU will be supported by external consultants in the preparation of the required documentation for the publication of the investment</p>

	<p>tenders. External consultants will assist the Capital City of Warsaw and prepare the required building renovation documentation, the energy audit and technical design and renovation documentation. In addition, the external consultants will provide the financial and technical support, prepare the needed documentation to obtain possible grant financing and will advise the Capital City of Warsaw in the preparation of the public tender documentation for investments.</p>
PDS Timeframe	From Q1 2025 to Q4 2027
Investment programme description	<p>For this Investment Programme, 50 buildings will be selected and prepared under ELENA for the comprehensive renovation. Multi-apartment buildings that will undergo a comprehensive energy efficiency renovation will be selected from the municipal buildings located in the following districts of Warsaw: Praga-Północ, Praga-Południe, Białołęka, Ochota, Mokotów and Ursynów. The final selection will be done during the ELENA project.</p> <p>The objective of the Investment Programme shall be to improve the energy efficiency of urban residential buildings through comprehensive energy efficiency renovation, including installation of renewable energy sources and the implementation of a Building Energy Management System (BEMS). The planned effect of the Investment Programme will be a comprehensive energy efficiency renovation of 50 buildings across the districts presented above.</p> <p>The main measures that will be implemented include but are not limited to the insulation of the walls, roofs and underground parts of buildings, the replacement of window and door frames, replacement of old inefficient coal-based heating boilers together with the introduction of BEMS in order to systematically optimise energy consumption within the building.</p> <p>Some of the buildings that should undergo the comprehensive energy efficiency renovation currently have coal-based boiler heating. For such buildings, the current coal-based boiler heating system will be changed to environmentally friendly heating system or, where possible will be connected to the central heating system.</p> <p>The Investment Programme also includes investments for the modernization of electrical installations and (where appropriate and possible) installation of components of renewable energy sources (approx. 25% of buildings will be equipped with PV). It is planned to install elements of control-measurement and automation to systematically optimize energy consumption components in each building and to enable the facilities to be connected to the planned smart energy grid in the Capital City of Warsaw.</p>
Investment amount to be mobilized	EUR 47,250,000.00
Description of the approach to implement the Investment Programme	<p>The Capital City of Warsaw will have to prepare and conduct a tender procedure for the selection of contractors for comprehensive energy efficiency renovation works. Once work has been carried out under the Investment Programme, the Capital City of Warsaw will participate in the acceptance procedure for the building works.</p> <p>The implementation of the Investment Programme will be preceded by some introductory work to prepare the necessary technical and application documentation and to achieve investment readiness. Once the application documentation has been prepared, the Capital City of Warsaw will seek funding from the EU or National governmental funds, to raise debt (loan) and use its own resources for the implementation of the investment.</p>

	<p>Once the necessary permits have been obtained or the necessary notifications have been made, the Capital City of Warsaw will launch calls for tenders for the selection of contractors for comprehensive energy efficiency renovation works according to the public procurement rules. Once contractors have been selected, investment works will be progressively carried out. The Capital City of Warsaw will be responsible for monitoring the progress of the work and will report on the output and result indicators on an annual basis.</p> <p>The tender process will be prepared and evaluated by the by the Air Protection and Climate Policy Department in cooperation with Offices for Public Procurement Departments in the Real Estate Management Units in the districts of Praga-Południe, Praga-Północ, Białołęka, Ochota, Mokotów and the Ursynów District Office.</p>
Expected results of investments planned	<ul style="list-style-type: none"> • Energy Efficiency – Annual total energy saved 10.32 GWh representing a reduction of 63% compared to the baseline; • Renewable Energy – Annual total 1.09 GWh (RE electricity generation); • CO2 reductions – Annual total reductions of 4 206 CO2 eq t representing a reduction of 73% compared to the baseline
Leverage factor (Minimum 10)	16.83
Status	Contract signed on 17/12/2024
Contact person at ELENA beneficiary	Paweł Jaczewski – pjaczewski@um.warszawa.pl