



ELENA Project Factsheet GDANSK ECO SYNERGY

Location of planned investments	Poland
Final Beneficiary	Gmina Miasta Gdańska
Final Beneficiary's address	Nowe Ogrody 8/12 80-803 Gdańsk Poland
Sector(s) of investment	Energy efficiency and renewable energy sources investments in publicly owned residential multi-apartment buildings.
Total Project Development Services (PDS) cost	EUR 2 792 000
ELENA co- financing	EUR 2 512 800
Project Development Services (PDS) financed by ELENA	<p>The Investment Programme supported by this ELENA PDS will address deep energy efficiency renovation (including exchange of heat sources), installation of the Energy Management System (EMS) and renewable energy installations in residential multi-apartment buildings owned by the Municipality of Gdansk. The ELENA PDS will provide support to the Municipality of Gdansk to prepare 250 buildings for deep energy efficiency renovation and RES installation in these buildings.</p> <p>The Municipality of Gdansk will create a dedicated Project Implementation Team (PIT). The PIT will be supported by external consultants in the preparation of the required documentation for the publication of the tender for the implementation of investments. External consultants will assist the Municipality of Gdansk and prepare the required building renovation documentation, the energy audit and technical design documentation. In addition, the external consultants will provide financial and technical support, prepare the needed documentation to obtain possible grant financing and will advise the Municipality of Gdansk in the preparation of the public tender documentation for investments.</p>
PDS Timeframe	From Q3 2022 to Q2 2025
Investment programme description	<p>The Investment Programme consists of investments in deep energy efficiency renovations of municipal multi-apartment residential buildings, including the removal of individual, old and inefficient coal-based heating systems, and installation of EMS and RES in buildings. The expected energy savings have been estimated at around 60% and the resulting CO2 emissions reduction from the implemented investment measures at about 70%.</p> <p>The final building portfolio is not yet known, but the Municipality of Gdansk indicated that there will be 250 buildings out of the total residential real estate portfolio that contains more than 1000 multi-apartment buildings. The specific investments will depend on the results of the building's energy audits and the renovation documentation prepared by the ELENA PDS.</p> <p>The investments will address the renovations of the existing</p>

	<p>municipal multi-apartment buildings, including the following energy-related measures:</p> <ul style="list-style-type: none"> • envelope insulation and improvements (walls, roofs and floor); • exchange of windows, doors, etc.; • exchange of heating and hot water sources/systems by removing old coal heating sources and installing sustainable heating sources or connecting the buildings to the existing district heating system; • LED lighting upgrade; • Installation of EMS in all buildings; • Implementation of (built-in) small-scale renewable energy sources (PV) in around 25% of the buildings. • Some smart grid components for future smart grid control.
Investment amount to be mobilized	EUR 48m
Description of the approach to implement the Investment Programme	<p>The Municipality of Gdansk will establish a dedicated team to prepare and implement the investments. The Municipality of Gdansk will also be responsible for the publication of the investment tenders and supervising the investment works.</p> <p>The implementation works carried out by the selected construction companies are expected to be finalised in a period of less than three years after the contract award (six years after ELENA start).</p>
Expected results of investments planned	<p>The total estimated contributions are:</p> <ul style="list-style-type: none"> • Energy Efficiency – Annual total energy saved 29.75 GWh representing a reduction of 58% compared to the baseline. • Renewable Energy – Annual total 0.38 GWh • CO2 reductions – Annual total reductions of 12,843 CO2 eqt representing a reduction of 70% compared to the baseline.
Leverage factor (Minimum 10)	19
Contract signed on	22/11/2022
Contact person at ELENA beneficiary	<p>Ms. Justyna Kleina-Daszkiewicz justyna.kleina@nieruchomoscigda.pl</p>