



## Energy Performance Contracting in Litoměřice

Financing  
Scheme

### Energy Performance Contracting in Litoměřice

The Energy Performance Contracting (EPC) project modernised 11 municipal buildings, including schools, sports facilities, cultural venues and municipal office buildings.

Prepared in 2014–2015, the project was designed to enable the comprehensive renovation of a larger portfolio of public buildings without placing a significant burden on the municipal budget. By using the EPC model, the municipality was able to implement energy efficiency measures with guaranteed savings, reducing financial risk while improving building performance.

The measures focused primarily on heat savings through the replacement and optimisation of heat sources and control systems. Additional improvements included the installation of energy-efficient lighting and water-saving technologies. In energy-intensive facilities, such as the municipal swimming pool and winter stadium, specialised upgrades were introduced, including modernisation of pool water filtration systems and stadium technologies.

The project was delivered in close cooperation between the municipality, energy specialists, the relevant municipal organisations and the ESCO partner, ensuring professional implementation, performance monitoring and verified energy savings.





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#### Challenges

- **Technical:** risk of technical failures, underperformance of installed technologies, or changes in building operation that may affect the achievement of guaranteed energy savings.
- **Financial:** exposure to energy price fluctuations and changing financing conditions, which can influence overall project economics and long-term savings.
- **Organisational:** human factors, including insufficient operational capacity, inadequate maintenance practices, or limited engagement of building managers and users, potentially reducing the effectiveness of implemented measures.



#### Successes for Replicability

- **A comprehensive EPC feasibility analysis** was carried out at the outset, comparing several technical and financial options to support informed decision-making and a well-structured procurement process.
- **An experienced independent expert** assisted with the evaluation of ESCO bids, ensuring technical quality, financial transparency and fair competition.
- **Targeted training** was provided to building managers and operational staff to ensure proper management, monitoring and maintenance of the upgraded systems, helping to secure long-term energy savings.



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### Solutions Found

- **Technical:** A robust measurement and verification methodology was applied to ensure transparent performance monitoring. Guaranteed energy savings were contractually transferred to the ESCO partner, thereby reducing financial and performance risks for the municipality.
- **Organisational:** Responsibilities were clearly defined between the municipality, building operators and the ESCO. Operation and maintenance obligations were explicitly included in the EPC contract. Staff training was provided to support effective day-to-day management, complemented by automated monitoring and control systems to ensure continuous performance oversight.

“Our savings  
are our  
resources.”

Energy savings after  
implementation:

**1,080 MW/a**

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