

BAILE TUSNAD ROMANIA

Information about the municipality

Location: Smallest town in Romania; in Harghita County, 119 miles north from Bucharest and 168 miles from the Black Sea.

Altitude: 656 m

Inhabitants: 2,000

Expected development of the municipality:

Developing existing public utilities to the European standards – demand for refurbishment, in order to implement efficient balneary tourism, sport and business tourism. reconstructing of summer cottages into detached houses



Miniproject title

THERMAL REHABILITATION - RETROFITTING OF AN OLD BUILDING FOR FUTURE PUBLIC USE

SHORT DESCRIPTION

1. Project background & goal

The idea started from the necessity of local community in benefiting of a modern community center and library. A 113-year old building owned by the local council will be retrofitted and its function changed into a community center including a town hall, modern conference facilities, rooms for local NGOs, the library and tourist information center.

The INTENSE partnership was seen by the Local Council as a great opportunity to develop a project that can combine consolidation and renovation of the building with energy efficiency concepts: retrofitting, renewable energy sources, energy savings.

2. Main project aspect/topic

- > Building consolidation and thermal rehabilitation
- > Finding the most efficient method for the heating system, taking into account the building location, size, climate conditions.

3. Main Energy Efficiency aspects

Energy saving in old buildings

4. Miniproject activities

- > Redesigning the existing building reconstruction plans with the application of PHPP (Passive House Planning Package) software
- > Negotiating and securing the financial coverage for implementing the retrofitting works
- > Preparation of tendering documents and conducting tendering procedure for the construction works, with special focus on energy efficiency aspects
- > Implementing and supervision of the construction works
- > Official opening (inauguration) of the building for the planned public uses

5. Main challenges

Delays in defining the starting point/selecting the miniproject topic due to lack of experience in the municipality

Development of the renewable source utilization ideas and their acceptance by the local council.

Securing the funds for financing the retrofitting project

6. Key actors and their role

- > Local authority of Baile Tusnad and CYRUS CONSULT LTD, Miercurea Ciuc have the responsibility for implementation. Also, ACCENT GeoEcological Organization (Local NGO) is supporting the communication towards citizens and other external stakeholders.

7. Main steering instrument(s) used by municipality

- > Using PHPP software as a calculation tool for designing the thermal rehabilitation
- > Tendering for the construction works with special focus on energy efficiency aspects

8. Concrete miniproject results

Built capacity of the municipal planners to formulate EE-related technical requirements towards construction companies in tendering procedures

Use of PHPP software becomes standard practice in the municipality

One person is available in the municipality as consultant/energy adviser to citizens

General awareness on energy efficiency raised among the municipality staff

Experience gained on working on EU-funded projects will help develop new funding opportunities

9. Added values/lessons for transfer and dissemination:

- > Application of PHPP software as a calculation tool for designing the energy efficient (re)construction of public buildings
- > Concrete renovated building as an example
- > Pre-financing with public guarantee can be a tool for local (re)construction projects in crisis times

AFTER INTENSE

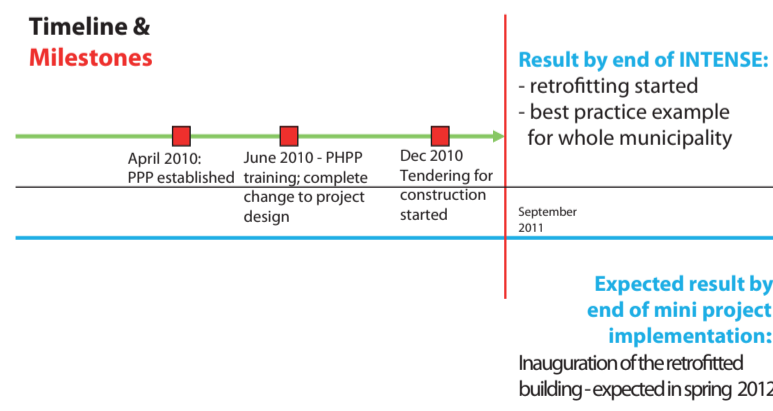
10. Financing plan

- > Public-private partnership: the construction company selected to implement the retrofitting will pre-finance the construction and related costs for 3 years.

11. Expected result by end of the total project

- > Reducing the running energy costs of the retrofitted building
- > Improved energy-optimized planning capacities of the municipality staff
- > „Exemplary role“ for the region

Timeline & Milestones



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