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ZEB4ZEN

REPORT ON PILOT ACTION 3 IMPLEMENTATION PHASE

Deliverable D.2.3.2

Version 2

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A. INTRODUCTION

The Karlovac pilot is part of the Interreg Central Europe project ZEB4ZEN (Zero Energy Buildings for Zero Energy Neighbourhoods, CE0100345), which aims to modernise historic star-shaped city districts with green and digital solutions for energy efficiency. In Karlovac, Pilot Action 3 (Activity **A2.3** – Green and digital neighbourhood transformation pilot, Output **O2.3**) and the related Investment **I2.3** are implemented at the City Administration building (City Hall), Banjavčićeva 9, located in the protected historic core of the city (the "Star").

The investment demonstrates a "green and digital" neighbourhood energy solution that goes beyond a standard single-building retrofit: on-site renewable generation (rooftop photovoltaic plant), electric mobility used as a mobile energy resource (electric vehicle with vehicle-to-load function), bidirectional (V2G-ready) charging infrastructure and a digital energy monitoring and management platform are combined into one system at the City Hall.

Deliverable **D.2.3.2 – Report on Pilot Action 3 Implementation Phase (Karlovac)** documents the actual implementation of Investment I2.3: the procurement procedures, contracts, modifications of the original concept, installation, handover and commissioning of all components, with exact dates and supporting documents. It builds on **D.2.3.1 – Report on Pilot Action 3 Preparation Phase**, which describes the planned activities, and is followed by **D.2.3.3 – Report on Pilot Action 3 Evaluation Phase**, which evaluates the performance of the commissioned system.

Revision note (Version 2, October 2026). This version was revised following the comments of the Joint Secretariat. Compared with Version 1 (June 2026) it: (i) corrects the cover page and the deliverable numbering throughout the document; (ii) adds a complete procurement and implementation chronology with exact dates (Chapter C and Table 3); (iii) explains the modifications of the original battery-storage concept, including the decision to use the electric vehicle as a mobile energy resource (Chapter B); (iv) documents the installation and commissioning of the PV system, the bidirectional charging infrastructure and the energy management system (Chapter D); and (v) clearly distinguishes what was achieved before 31 March 2026 from what was completed in June 2026 (Chapter E).

Implementation status in brief. By 31 March 2026 all four procurement lots had been contracted, the bidirectional charging station had been installed and handed over (19 December 2025) and the electric vehicle had been delivered (24 February 2026), while the PV plant and the energy management software were still under implementation. The PV plant was handed over on **3 June 2026** and the energy management software on **29 May 2026**. Investment I2.3 is therefore physically completed with the PV handover on **3 June 2026** (investment finalisation date reported in the Investment Factsheet I2.3), and the integrated system has been in operation since June 2026.

B. ORIGINAL INVESTMENT CONCEPT AND ITS MODIFICATIONS

B.1 Original concept (Application Form)

According to the Application Form and Investment Factsheet I2.3, the investment was to consist of a feasibility study, executive (main) design, supply and installation of a small-scale PV plant (up to 20 kWp), a **stationary storage system**, a V2X smart bidirectional e-mobility charging system and an energy management solution, integrated into one controllable system linking the building and the transport sector.

B.2 Feasibility study and replacement of the stationary battery by an electric vehicle (12.2023 – 03.2024)

To verify the technical and economic viability of the stationary battery, the City of Karlovac contracted Grid ONE d.o.o. on **14 December 2023** (contract no. 194-23, EUR 4,000.00 excl. VAT) to prepare the "Feasibility Study on the integration of a photovoltaic system, battery system and bidirectional EV charging station". The study was to analyse (Activity 1) the optimal stationary battery solution and (Activity 2) a mobile battery (electric vehicle) as an alternative. Because input data were not available in time, the deadline was extended by Addendum 1 (26 January 2024) to **15 March 2024**, by which the study was delivered.

The main findings of the study, which led to the modification of the storage concept, were:

- The City Hall building (built in 1905, protected heritage) has **no room that meets fire-protection requirements** for a stationary battery. Fitting out such a room (fire detection, fire protection and operational safety) was estimated at approx. EUR 1,100 per kWh of storage, which in practice **almost triples the investment cost** of a battery.
- Four stationary battery scenarios (5 kW/10 kWh, 10 kW/20 kWh, 20 kW/40 kWh and 40 kW/80 kWh) were modelled. Larger batteries improved peak shaving only marginally while investment costs increased steeply; only the smallest battery (5 kW/10 kWh) had an acceptable payback (6 years in the full-roof PV case, 9 years in the reduced-roof case).
- An electric vehicle with a ~40 kWh battery used as mobile storage gave results **comparable to the smallest stationary battery** (annual costs only 0.35–0.44 % higher; same peak-power reduction), with a payback of 7 years (full-roof PV case) or 11 years (reduced-roof case), and with the added value of providing municipal transport. The vehicle is, however, available as storage only when connected to the charger.
- The study recommended building the PV plant on the roof surfaces acceptable to the conservation authority and **procuring a bidirectional charging station and an electric vehicle supporting controlled charging and energy return**, instead of a stationary battery.

Based on these results, and after consultation with the Lead Partner, the City of Karlovac requested a minor change of Investment I2.3 (electric vehicle as mobile storage instead of a stationary battery) in **March 2024**; the change was approved by the programme.

Table 1: Storage scenarios analysed in the feasibility study (Grid ONE, 2024) – estimates, not measured values

Scenario (feasibility study, PV case 1)	Storage	Annual costs (EUR)	Max. 15-min power (kW)	Payback (years)
0 – existing situation	none	32,830	50	-
1 – stationary battery	5 kW / 10 kWh	25,418	35	6
2 – stationary battery	10 kW / 20 kWh	25,175	30	8
3 – stationary battery	20 kW / 40 kWh	24,692	27	13
4 – stationary battery	40 kW / 80 kWh	23,832	22	> 20
EV as mobile storage	~40 kWh (EV)	25,530	36	7

B.3 From V2G to V2L – the electric vehicle as a mobile energy resource (05.2025 – 10.2025)

The original EV concept foresaw vehicle-to-grid (V2G) operation through the bidirectional charger. In the public procurement procedure launched in March 2025, and in the repeated procedure of 27 May 2025, **no bidder could prove a working V2G function** of the offered vehicle; the EV lot was therefore cancelled twice (the repeated procedure on 18 August 2025). Subsequent market research with car dealers and importers in Croatia and Slovenia confirmed that V2G functionality is currently software-enabled only for selected EU markets (e.g. France) and that no V2G-capable vehicle was available on the Croatian or the wider Central European market; in addition, the regulatory framework for V2G in Croatia is still under development.

Since the local DSO had already approved the connection of the bidirectional (V2G) charger, but no compatible vehicle could be procured, the City of Karlovac, in agreement with the Lead Partner, submitted on **29 October 2025** a proposal to replace V2G with **vehicle-to-load (V2L)** technology. With V2L the electric vehicle supplies selected building loads directly (e.g. IT equipment, backup lighting and other small loads up to approx. 2–3 kW), so that it still acts as a mobile energy resource and demonstrates flexibility and resilience, although without injection into the grid. The bidirectional charger remains installed and ready for V2G operation as soon as V2G-enabled vehicles and the regulatory framework become available. The change was included in the major project modification and **approved by the programme on 31 October 2025**, with the pilot implementation timeline extended to September 2026.

B.4 Heritage requirements and amendment of the PV design (11.2025 – 05.2026)

During the design phase (2024) the conservation department had accepted standard PV modules on the roof surfaces not visible from the street. On **21 November 2025**, however, the City received written notification that **red (roof-coloured) modules** would be required. Because the conditions of the contract signed with the first PV contractor (SOLAR PRO d.o.o.) changed, the contract was **terminated by mutual consent on 21 November 2025** and a new PV procurement was launched. In February 2026 the designer also warned of new fire-protection requirements; the main design was amended (purchase order of 12 February 2026, EUR 900.00 excl. VAT) and had to be coordinated between the fire-protection service and the conservator. After a first rejection and a repeated procedure, a solution acceptable to all parties was reached, and the construction site was registered on **20 May 2026**.

Table 2: Original versus final configuration of Investment I2.3

Element	Original concept (AF / Factsheet I2.3)	Final implemented configuration
PV plant	Small-scale rooftop PV, up to 20 kWp (D.2.3.1: ~10 kW)	Rooftop PV, 26 modules × 450 Wp = 11.7 kWp, 10 kW rated inverter power, red modules on less visible roof surfaces; handed over 03.06.2026
Energy storage	Stationary battery system	No stationary battery (fire safety, cost); electric vehicle used as mobile energy resource
Electric vehicle	EV with V2G (vehicle-to-grid) function	BYD SEAL U Comfort with V2L (vehicle-to-load) function; delivered 24.02.2026
Charging infrastructure	V2X smart bidirectional charging station	Bidirectional (V2G-ready) charging station supplied and installed by NEOS d.o.o.; handed over 19.12.2025; currently used for (smart) charging, grid injection not activated
Energy management	Energy management solution	Monitoring and energy management software (KONČAR – Digital d.o.o., SenzoriKA platform) with public display in City Hall; handed over 29.05.2026

C. PROCUREMENT AND IMPLEMENTATION CHRONOLOGY

C.1 Design (07.2024 – 09.2024)

After market research, tender documentation for the design service was prepared in July 2024. The Main Design ("Glavni projekt SE gradska uprava") was delivered in **September 2024** and became the technical basis of all subsequent procurement. A grid connection approval was obtained from the DSO (HEP ODS).

C.2 Open public procurement procedure 166/25 (03.2025 – 06.2025)

On **4 March 2025** the City of Karlovac published the open procedure of small value "Procurement of an electric car, bidirectional charging station, photovoltaic power plant and related software" (EOJN 2025/S F02-0002285, ref. no. 166/25), divided into four lots. Selection decisions were issued on 15 April 2025 (Lots 2 and 4) and 23 April 2025 (Lot 1):

Table 3: Results of procurement procedure 166/25 (March 2025)

Lot	Offers	Result	Contract	Value excl. VAT (EUR)
1 – Photovoltaic power plant	4	SOLAR PRO d.o.o. selected	17.06.2025 (terminated by mutual consent 21.11.2025)	9,688.00
2 – Bidirectional EV charging station	1	NEOS d.o.o. selected	16.06.2025	16,540.00 (20,675.00 incl. VAT)
3 – Electric car with V2G function	2	Cancelled – no bidder proved a working V2G function	-	-
4 – Software	1	KONČAR – Digital d.o.o. selected	18.06.2025	15,890.00 (19,862.50 incl. VAT)

C.3 Repeated procedures and contract amendments (05.2025 – 04.2026)

The EV lot was repeated on 27 May 2025 (one offer, from NEOS d.o.o., rejected because it contained an additional restriction not compliant with the tender; procedure cancelled on 18 August 2025). After approval of the V2L modification, the EV procurement was repeated on **19 November 2025** for a vehicle with V2L function (designated in the contract as the third repeated procedure for Lot 3). Two valid offers were received; the selection decision was issued on 16 December 2025 and the contract with AUTO HRVATSKA AUTOMOBILI d.o.o. was signed on **3 February 2026** (EUR 33,500.00 excl. VAT; EUR 41,875.00 incl. VAT).

Following the termination of the first PV contract, a repeated PV procurement was launched on **8 December 2025**. Five offers were received and the contract with ĐURO ĐAKOVIĆ ELEKTROMONTAŽA d.o.o. was signed on **29 January 2026** (EUR 12,409.16 excl. VAT). Because of the amended main design, two annexes were concluded: Annex 1 extended the deadline to 29 May 2026 and Annex 2 covered additional works (EUR 2,838.51 excl. VAT) and extended the deadline to 9 June 2026. The final contracted value of the PV works is **EUR 15,247.67 excl. VAT**.

As software integration could not be completed before the PV plant was installed, the software contract was extended by Addendum 1 (18 February 2026) and Addendum 2 (15 April 2026) until 31 May 2026.

C.4 Complete chronology

Table 4: Procurement and implementation chronology of Investment I2.3

Date	Milestone	Evidence
14.12.2023	Contract with Grid ONE d.o.o. for the feasibility study (PV, battery, bidirectional charging)	Contract no. 194-23
Q1 2024	Feasibility study delivered: stationary battery replaced by EV as mobile storage	Feasibility study
26.01.2024	Addendum 1 – feasibility study deadline extended to 15.03.2024	Addendum 1 to contract 194-23
03.2024	Minor change of I2.3 (EV instead of stationary battery) requested and approved	Programme correspondence
07.2024 – 09.2024	Procurement of design service; Main Design delivered (09.2024)	Main Design
04.03.2025	Open procedure 166/25 published (4 lots)	EOJN 2025/S F02-0002285
15.04.2025 / 23.04.2025	Selection decisions (Lots 2, 4 / Lot 1); Lot 3 (EV, V2G) cancelled	Selection decisions
27.05.2025 – 18.08.2025	Repeated EV (V2G) procedure – cancelled	Cancellation decision
16.06.2025	Contract – bidirectional EV charging station (NEOS d.o.o.)	Contract 166/25, Lot 2
17.06.2025	Contract – PV plant (SOLAR PRO d.o.o.)	Contract 166/25, Lot 1
18.06.2025	Contract – software (KONČAR – Digital d.o.o.)	Contract 166/25, Lot 4
29.10.2025	Proposal to replace V2G with V2L submitted to LP / programme	Modification request
31.10.2025	V2L modification approved by the programme	Programme approval
19.11.2025	Repeated EV procedure with V2L function launched	EOJN notice
21.11.2025	Conservator requires red PV modules; PV contract with SOLAR PRO terminated by mutual consent	Conservator notification; termination agreement
08.12.2025	Repeated PV procurement launched	EOJN notice

Date	Milestone	Evidence
15.12.2025	Installation of bidirectional charging station completed and tested	Handover record NEOS
16.12.2025	EV selection decision (AUTO HRVATSKA AUTOMOBILI d.o.o.)	Selection decision
19.12.2025	**Handover of bidirectional charging station**	Handover record NEOS (19.12.2025)
29.01.2026	Contract – PV plant (ĐURO ĐAKOVIĆ ELEKTROMONTAŽA d.o.o.)	Contract, repeated Lot 1
03.02.2026	Contract – electric vehicle with V2L (AUTO HRVATSKA AUTOMOBILI d.o.o.)	Contract, Lot 3 (3rd repetition)
12.02.2026	Order for amendment of the main design (fire protection)	Purchase order
18.02.2026	Software contract – Addendum 1 (deadline extension)	Addendum 1
24.02.2026	**Delivery of BYD SEAL U Comfort; V2L function tested**	Vehicle handover record (24.02.2026)
15.04.2026	Software contract – Addendum 2 (deadline extended to 31.05.2026)	Addendum 2
20.05.2026	Construction site registered; start of PV installation works on the roof	Site registration
29.05.2026	**Handover of energy management software**	Handover record KONČAR – Digital (29.05.2026)
03.06.2026	**Completion and handover of PV plant** (investment finalisation date)	Handover record ĐĐ Elektromontaža (03.06.2026)
09.06.2026	First EV charging session logged in the EMS; PV and charger data recorded in the SenzoriKA platform from June 2026	SenzoriKA dashboard / public display
26.06.2026	Permanent operation permit (Dozvola za trajni pogon) issued by HEP ODS and grid-use contracts signed	HEP ODS permit (25.06.2026.)

D. INSTALLATION AND COMMISSIONING OF THE SYSTEM COMPONENTS

D.1 Bidirectional charging infrastructure

The bidirectional (V2G-ready) EV charging station, developed in Italy, was supplied and installed by NEOS d.o.o. in the existing EV parking space next to the City Hall under the contract of 16 June 2025 (EUR 16,540.00 excl. VAT). Installation works were completed on **15 December 2025**; before handover the functionality of the charger was tested. The charger was formally handed over to the City of Karlovac on **19 December 2025** with no unfinished works or visible defects; the 48-month warranty runs until 18 December 2029. The DSO approved the connection of a bidirectional charger. As no V2G-capable vehicle is available (see B.3), the charger currently operates in charging mode; its bidirectional capability is retained for future V2G operation.





Figure 1: Bidirectional charging station at the City Hall parking (December 2025)

D.2 Electric vehicle with V2L function

The BYD SEAL U Comfort electric vehicle (VIN LGXCE4CB8R0552252) was delivered by AUTO HRVATSKA AUTOMOBILI d.o.o. on **24 February 2026** in accordance with the contract of 3 February 2026 and the handover record. Before handover the V2L function was tested. The vehicle is used as a municipal vehicle and, when parked at the City Hall, as a mobile energy resource: it is charged at the bidirectional charger (preferably from PV surplus during office hours) and can supply selected building loads through its V2L output.



Figure 2: Delivery of the electric vehicle and test of the V2L function (24 February 2026)

D.3 Photovoltaic system

The PV plant was installed by ĐURO ĐAKOVIĆ ELEKTROMONTAŽA d.o.o. (contract of 29 January 2026, Annexes 1 and 2) under the supervision of the supervising engineer (Marinko Tuček, mag.ing.el.). Physical works on the roof started after registration of the construction site on **20 May 2026**. The plant comprises 26 PV modules of 450 Wp (11.7 kWp) in the colour required by the conservator, with a rated inverter power of 10 kW, connected to the building's low-voltage installation in a grid-tied self-consumption configuration. The works were completed and the plant was handed over on **3 June 2026**; the handover record confirms that the works were performed in accordance with the contract and the bill of quantities, with the agreed quality. In parallel, the procedures for permanent operation and the necessary contracts with HEP were carried out on **25 June 2026**. Inverter data are recorded in the SenzoriKA platform from the beginning of June 2026 (see D.4).





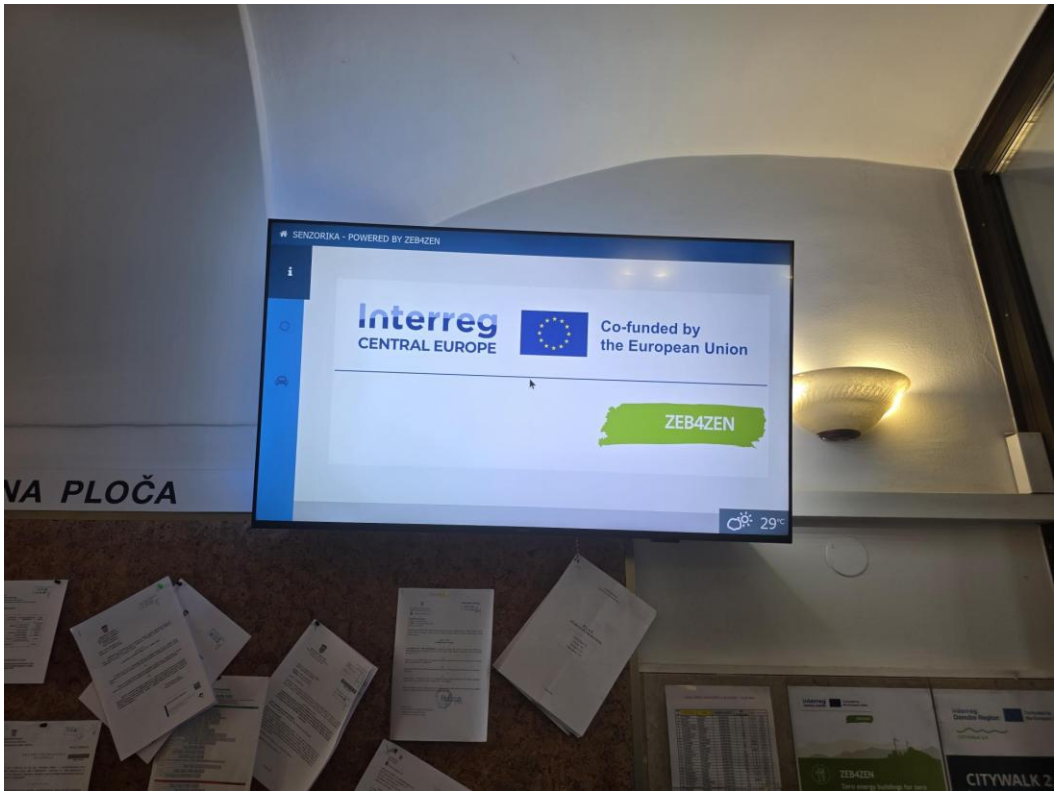


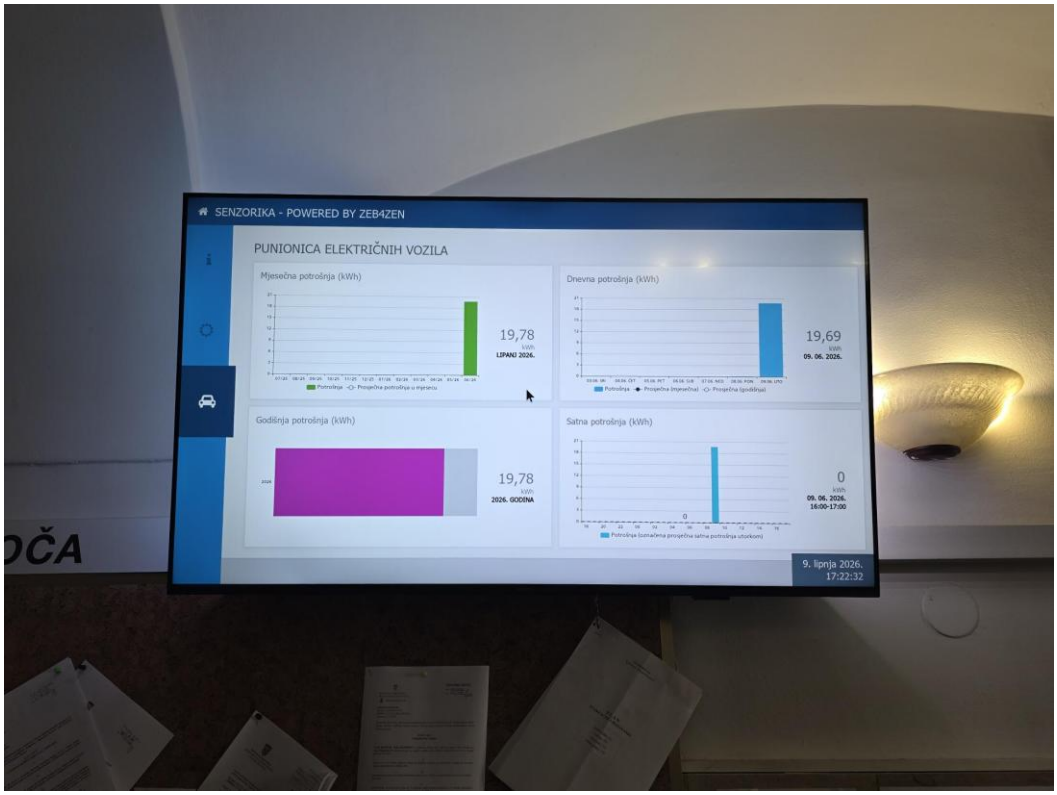
Figure 3: Installation of the PV plant on the City Hall roof (May – June 2026)

D.4 Energy management system (software)

The monitoring and energy management software was implemented by KONČAR – Digital d.o.o. (contract of 18 June 2025, EUR 15,890.00 excl. VAT; Addenda of 18 February 2026 and 15 April 2026) on the SenzoriKA platform. It collects and visualises PV inverter data (instantaneous output power, daily and cumulative production) and EV charger data (hourly, daily, monthly and annual energy), provides alarms, and presents the results to visitors and staff on a public display in the City Hall lobby. Because the PV-related functions could only be finalised after installation of the

PV plant, the software was completed after the PV installation and handed over on **29 May 2026**; the handover record confirms successful delivery of equipment and services.





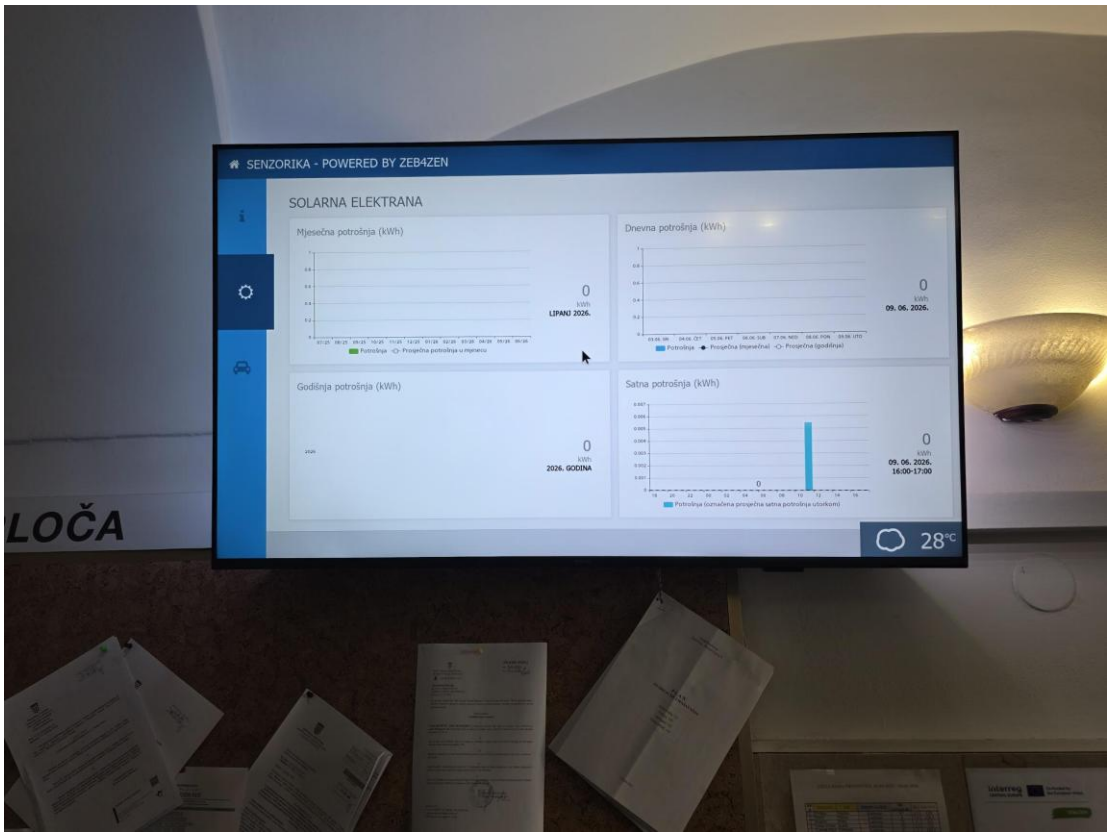
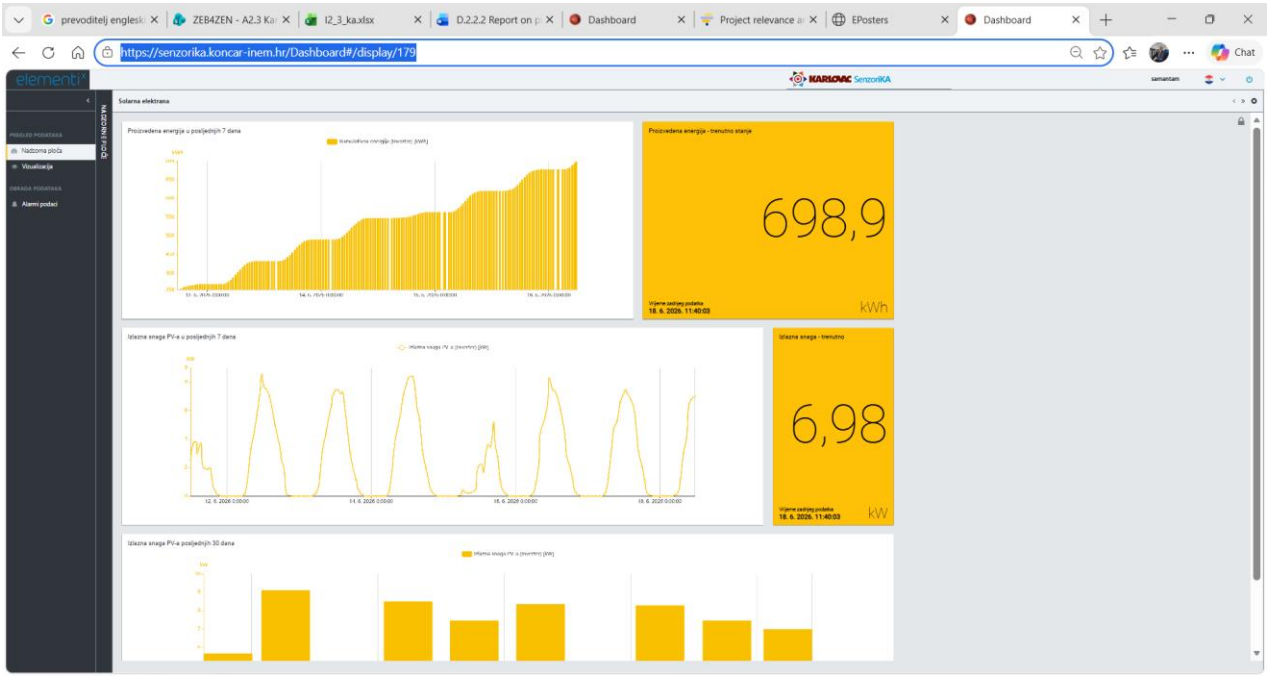


Figure 4: Public display in the City Hall lobby – project information, EV charger and PV modules (June 2026)



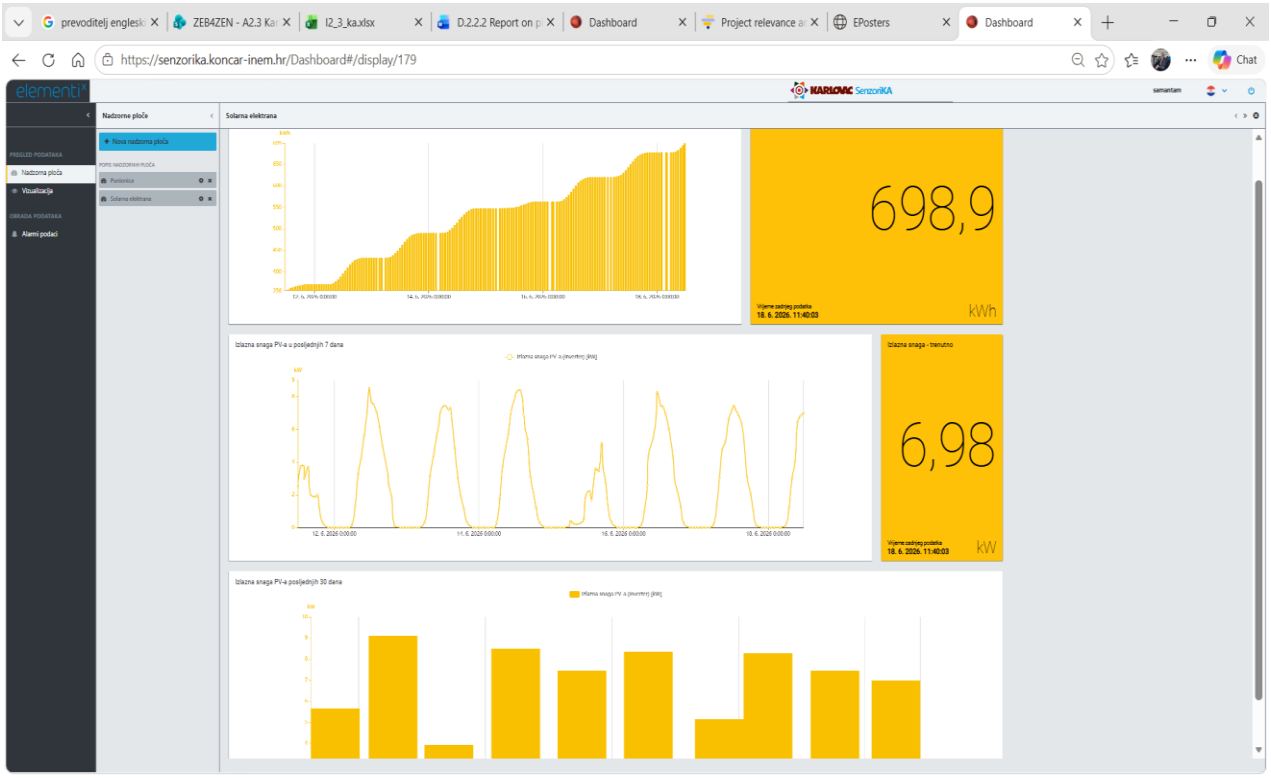


Figure 5: SenzoriKA dashboard – PV plant production and output power (screenshot of 18 June 2026)

Dashboard: https://senzorika.koncar-inem.hr/Dashboard#/display/179

Table 5: Installation and commissioning dates of the components

Component	Contractor	Contract	Installation / delivery	Handover / commissioning
Bidirectional charging station	NEOS d.o.o.	16.06.2025	Works completed 15.12.2025	Handover 19.12.2025
Electric vehicle (V2L)	AUTO HRVATSKA AUTOMOBILI d.o.o.	03.02.2026	Delivered 24.02.2026	Handover and V2L test 24.02.2026
PV plant 11.7 kWp	ĐURO ĐAKOVIĆ ELEKTROMONTAŽA d.o.o.	29.01.2026 (+ Annexes 1, 2)	Works 20.05.2026 – 03.06.2026	Handover 03.06.2026; permanent operation permit issued on 25.06.2026.
Energy management software	KONČAR – Digital d.o.o.	18.06.2025 (+ Addenda 18.02.2026, 15.04.2026)	Integration after PV installation	Handover 29.05.2026

E. IMPLEMENTATION STATUS: BEFORE 31 MARCH 2026 AND COMPLETION IN JUNE 2026

To respond to the question of the Joint Secretariat on the completion status of Activity A2.3 and Investment I2.3, Table 6 separates the results achieved by 31 March 2026 from those completed afterwards.

Table 6: Achievements before 31 March 2026 versus completion in June 2026

Component / step	Status on 31 March 2026	Completed April - June 2026
Feasibility study, main design	Completed (Q1 2024, 09.2024)	Main design amended for fire-protection and conservation requirements (02.2026 - 05.2026)
Procurement	All four lots contracted (last contracts 29.01.2026 and 03.02.2026)	-
Bidirectional charging station	**Installed and handed over (19.12.2025)**	First EV charging session logged in the EMS (09.06.2026)
Electric vehicle (V2L)	**Delivered, V2L tested (24.02.2026)**	Operation as municipal vehicle and mobile energy resource
PV plant	Contracted; design amendment and permitting ongoing; **not installed**	Works 20.05.2026 – 03.06.2026; **handover 03.06.2026**
Energy management software	Under development (Addendum 1); **not completed**	Addendum 2 (15.04.2026); **handover 29.05.2026**
Integrated system	**Not yet operational**	**In operation since June 2026**

Consequently, on 31 March 2026 Activity A2.3 and Investment I2.3 were **not yet completed**: two of the four components (charging station and electric vehicle) had been delivered, while the PV plant and the energy management software were completed in the period April – June 2026. **Investment I2.3 was completed on 3 June 2026** with the handover of the PV plant, which is also the investment finalisation date in Investment Factsheet I2.3 and the output delivery date in Output Factsheet O2.3. The completion lies within the extended pilot implementation timeline approved with the project modification (31 October 2025).

F. SUMMARY

This deliverable documents the full implementation of Investment I2.3 – Green and digital neighbourhood transformation pilot at the City Administration building, Banjavčićeva 9, Karlovac. The final system consists of an 11.7 kWp rooftop PV plant with roof-coloured modules, a bidirectional (V2G-ready) charging station, a BYD SEAL U Comfort electric vehicle with V2L function used as a mobile energy resource, and a monitoring and energy management platform with a public display.

Two modifications of the original concept were necessary and were approved by the programme: the stationary battery was replaced by an electric vehicle used as mobile storage (fire-protection constraints and cost; approved in March 2024), and V2G was replaced by V2L because no V2G-capable vehicle was available on the market (approved on 31 October 2025). Changing heritage-protection and fire-protection requirements led to the termination of the first PV contract, a repeated procurement and an amended design, which postponed the PV installation to May – June 2026.

The implementation shows that in historically protected areas the requirements of different public bodies (conservation, fire protection, DSO) are not always coordinated and may change during implementation, and that the market readiness of innovative technologies such as V2G must be verified early. These lessons, together with the replicable timeline in Table 4, are useful for other cities planning similar investments.

The performance of the commissioned system (PV production, energy management, EV integration, financial and environmental results) is evaluated in **Deliverable D.2.3.3 – Report on Pilot Action 3 Evaluation Phase**.

G. ANNEX – LIST OF SUPPORTING DOCUMENTS

- Contract no. 194-23 with Grid ONE d.o.o. (14.12.2023) and Addendum 1 (26.01.2024) – feasibility study
- Feasibility study – integration of PV system, battery system and bidirectional EV charging station (Grid ONE, 2024)
- Contract with NEOS d.o.o. – bidirectional EV charger, supply and installation (16.06.2025) and handover record (19.12.2025)
- Contract with SOLAR PRO d.o.o. – PV plant (17.06.2025) and termination by mutual consent (21.11.2025)
- Contract with KONČAR – Digital d.o.o. – software (18.06.2025), Addenda 1 and 2, handover record (29.05.2026)
- Contract with AUTO HRVATSKA AUTOMOBILI d.o.o. – electric vehicle (03.02.2026) and vehicle handover record (24.02.2026)
- Contract with ĐURO ĐAKOVIĆ ELEKTROMONTAŽA d.o.o. – PV plant (29.01.2026), Annexes 1 and 2, handover record (03.06.2026)
- Investment Factsheet I2.3 and Output Factsheet O2.3