

**REPORT TO HOSPITALS AND HOUSING COMMITTEE  
MEETING OF WEDNESDAY, JUNE 05, 2024**

---

**SUBJECT**     **Victoria General Hospital High Performance Building Automation System Controls Update – Approval of Capital Bylaw No. 427**

**ISSUE SUMMARY**

Approval of a Capital Regional Hospital District (CRHD) \$1,110,992 Capital Expenditure and Borrowing Bylaw is required for Island Health to proceed with the \$3,703,305 Victoria General Hospital (VGH) High Performance Building Automation System (BAS) Controls Update.

**BACKGROUND**

A BAS allows an operator to access, control, and monitor all connected building systems from a single interface. With BAS technology, you can gain centralized control over your building's systems via networked electronic devices. BAS functionality may keep a buildings climate within a specified range, provide light to rooms based on occupancy, monitor performance and device failures, and provide malfunction alarms to building maintenance staff.

The existing BAS at the VGH has reached the end of its useful life and needs to be replaced to ensure optimal building performance. Completing the BAS replacement project will enable Island Health to implement best-in-class control sequences, and operating cost savings.

**ALTERNATIVES**

*Alternative 1*

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

- 1) That Capital Regional Hospital District (CRHD) funding in the amount of \$1,110,992 be approved for Victoria General Hospital High Performance Building Automation System Controls Update;
- 2) That CRHD Bylaw No. 427, "Capital Regional Hospital District Capital Bylaw No.196, 2024" be introduced and read a first, second, and third time; and
- 3) That CRHD Bylaw No. 427 be adopted.

*Alternative 2*

That this report be referred back to staff for additional information based on Hospitals and Housing Committee direction.

**IMPLICATIONS**

*Climate Implications*

This project is the first step in an informal plan for full de-carbonization of the hospital and replacing the BAS will result in an estimated carbon emission savings of 580 tonnes per year.

**Hospitals and Housing Committee – June 5, 2024**  
**Victoria General Hospital High Performance Building Automation System Controls Update**  
**– Approval of Capital Bylaw No. 427** **2**

---

*Financial Implications*

The High Performance BAS Controls Update project at VGH has been included in the CRHD 10-Year Capital Plan since 2023 as a potential partnership between the CRHD and Island Health. Island Health will provide \$2,592,313 (70%) and the CRHD \$1,110,992 (30%), for a total project cost of \$3,703,305.

The total project budget and CRHD share are reflected in the 2024-2033 CRHD amended 10-Year Capital Plan that was approved by the CRHD Board on March 13, 2024. The project costs will be cash flowed over years 2024-2025 and the CRHD share of \$1,110,992 will be debt serviced through the Municipal Finance Authority. The cost of debt servicing for the CRHD contribution has been included in the 2024 Board approved financial plan based on cash flow projections provided by Island Health.

**CONCLUSION**

Approval of a CRHD Capital Expenditure and Borrowing Bylaw is required to proceed with the High Performance BAS Controls Update at VGH. This capital project will help ensure Island Health is able to provide quality health care services for the capital region.

**RECOMMENDATION**

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

- 1) That Capital Regional Hospital District (CRHD) funding in the amount of \$1,110,992 be approved for Victoria General Hospital High Performance Building Automation System Controls Update;
- 2) That CRHD Bylaw No. 427, “Capital Regional Hospital District Capital Bylaw No.196, 2024” be introduced and read a first, second, and third time; and
- 3) That CRHD Bylaw No. 427 be adopted.

Submitted by:	Michael Barnes, MPP, Senior Manager, Health and Capital Planning Strategies
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

**ATTACHMENT**

Appendix A: CRHD Bylaw No. 427, “Capital Regional Hospital District Capital Bylaw No. 196, 2024”