

# Energy Productivity in Action

A Case Study

West Gippsland Healthcare Group



## Case Study - Project Background

- **Victorian Government**
  - Greener Government Building (GGB) Program
- **West Gippsland Healthcare Group**
  - West Gippsland Hospital (3 level, 83 bed regional hospital)
  - Warragul Linen Service (Commercial linen service)
  - Coinda Lodge Nursing Home (60 bed high dependency residential aged care)
  - Andrews House (Aged care facility housing 50 aged residents)



**WEST GIPPSLAND HEALTHCARE GROUP**

*Caring for our Community*



## Case Study - An Energy Productivity Approach

- Do Not:

- just look at the low hanging fruit
- focus purely on energy efficiency

- Do:

- Take a holistic approach to energy efficiency and renewable energy
  - Bundle solutions to maximise results
- Look at capital productivity
  - Infrastructure upgrades
- Look at labour productivity
  - Reduce maintenance, increase output per labour unit



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## Case Study - Results

- A holistic approach to energy efficiency and renewable energy:

- 27 Energy Efficiency Solutions
  - Various HVAC modifications and upgrades
  - BMS replacement
  - Lighting upgrades
  - PV systems
  - Linen Service Ironer replacement
  - Window tinting
  - Water initiatives

- Maximised the energy, operational and maintenance savings whilst achieving the Government requirement of 7 year payback period



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## Case Study - Results

### ● Capital Productivity :

- Replacement of old ageing mechanical plant
- Replacement of R22 Air Conditioning Units
- Removal, replacement and upgrade of BMS
- Upgrade of lighting



- Replacement of plant and equipment that is past “end of life” with new, better performing, more efficient infrastructure



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## Case Study - Results

### ● Labour Productivity :

- Replacement of linen service ironer
- Upgrade to linen service dryers
- Mechanical Plant Replacements



- Increased linen service output with lower staffing requirement
- Lower maintenance requirements



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## Case Study - Project Summary

- Energy Productivity improvement delivers the following client benefits:

- Energy, Operational and Maintenance Cost Reductions
  - Energy cost reduction >30%
  - O&M savings \$300k p.a.
- Long term infrastructure performance and reliability
- Better conditions and building services performance
- Reduced RISK
- Greenhouse gas reductions
  - 2,525 tonnes per year



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Make the most of your energy

