Bega Hospital
Defects and Liability Period (DLP) Management

Overview
In December 2015, construction of the new Bega Hospital was completed. The facility, located 1.5 km from the city centre, was built to enhance the existing health service offerings to South East New South Wales (NSW).

Our Challenge and Solution
The hospital is approximately 27,000 square meters (290,625 square feet) and was jointly funded under the Health and Hospitals Fund and by the NSW Government.

Kaizen Benefits
- 82% increase in AHUs achieving supply air temperature set point
- 73% increase in VAVs achieving room temperature set point
- 20% increase in AHUs achieving acceptable pressure tolerance

In order to deliver a more refined system for the client, Kaizen was installed and used to manage the maintenance and tuning tasks for the Building Automation System (BAS) during the DLP. Kaizen’s analysis allowed technicians to identify and target the worst performing equipment, significantly reducing the time spent looking for problem areas that needed fixing.

This targeted tuning approach delivered an 82% increase in the number of AHUs achieving their supply air temperature set point and a 73% increase in VAVs achieving their room temperature set point.

Using Kaizen, the project manager was able to track any changes made to the BMS, ensuring that the commissioned values (e.g. pressure and airflow set points) were retained. This BMS interrogation allowed for the easy identification of issues that may have occurred due to erroneous changes or system drift.
THE BENEFITS

Bega is a town that’s located in the southeast of New South Wales, Australia. It is the economic centre for the Bega Valley.

Because of its rural location, the hospital’s BMS maintenance team needs to ensure that their time onsite is maximized every month.

Had Kaizen not been installed, a typical service day might include a two-and-a-half hour drive to the hospital, three hours diagnosing any BMS problems that needed fixing, and then five hours repairing those problems.

The early integration of Kaizen means that the BMS maintenance team can remotely diagnose any issues before they begin travelling. When they arrive onsite, the team is able to spend a full eight hours (an extra three hours) fixing problems that have been identified as the most urgent.

The gains in productivity and maintenance time are a win-win for both client and service team.

The hospital benefits from fewer breakdowns, fewer call-outs, fewer emergency repairs, and less travel time expenses.

Fig. 2: Comparison of Kaizen reports showing the percentage of systems working above the KPI target in December 2015 and November 2016.

KAIZEN FOR TODAY AND THE FUTURE

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