

**Company Name:** Houle Electric Ltd.

**Project Name:** University of Victoria - Student Housing and Dining Project

**Project Value:** \$2,786,352.00

The Student Housing and Dining Project at the University of Victoria (UVic) addresses the scarcity of rental housing in Victoria, aiming to provide exceptional accommodations for its students and additional space for campus life. This ambitious endeavor included two new buildings, Čeqʷəŋín ʔéʔləŋ (Cheko'nien House) and Snéqə ʔéʔləŋ (Sngequ House), housing a total of 783 beds for student residents. Beyond housing, the project introduced the "Cove" dining hall, two 225-seat classrooms, and an Indigenous student lounge, symbolizing UVic's commitment to fostering community and inclusivity. Spanning over 32,000 square metres, this project stands as UVic's largest capital project to date, designed to meet LEED® V4 Gold and Passive House standards, showcasing UVic's dedication to sustainability and innovation.

This was a significant project for the Building Controls team at Houle, which played a pivotal role in the complete systems integration of the building controls scope of the project. Houle ensured optimal functionality with over 1,000 building automation controllers, effectively overseeing several thousand directly-connected and BACnet building automation points.

Despite facing challenges such as COVID-19 disruptions, flooding incidents, procurement delays, and equipment faults, the Houle Building Controls team persevered, meeting the construction schedule for both buildings. Houle's partnership with Strathcona Mechanical Limited (SML) proved invaluable, facilitating open communication and efficient collaboration throughout the project, and reinforcing a shared commitment to excellence.

Material management on this project was optimized through collaboration between Houle's Project Planning Services and Construction teams, leveraging VDC/BIM modelling for efficient design and just-in-time delivery. Safety remained paramount for Houle amidst the pandemic, with rigorous protocols and adaptive measures ensuring the well-being of its field team and fellow tradespeople on-site.

With UVic's deep understanding and familiarity with building control systems, Houle was able to deliver the highest level of quality to satisfy their expectations and meet their specific requirements. Despite encountering various challenges, the Houle team impressed the client with the quality of its workmanship and systems installation. UVic's satisfaction stands as a testament to Houle's dedication and capability to meet the rigorous demands of the project.

This project's achievements are noteworthy, marking UVic's largest capital project to date, Passive House certification, and showcasing a massive scale of building automation

systems integration. Despite various project challenges, the Houle team delivered a quality product within the construction schedule, leveraging expertise and innovation to surpass expectations.