

**CABA Intelligent & Integrated Buildings Council (IIBC)**  
**Draft Meeting Minutes**  
**Friday, May 25, 2007**  
**9 AM – 10:10 AM**

**Participants at meeting:**

Tom Lohner, TENG Solutions, (Chair)  
Sarah Back, onshore, Inc.  
Anto Budiardjo, Clasma, Inc.  
Frank Capuano, Clasma, Inc.  
Stephen Connaughton, Sloan Monitored Systems  
Toby Considine, University of North Carolina  
John Cowley, CommScope  
Laura Dempsey, RSMeans  
Paul Ehrlich, Building Intelligence Group  
Terry Hoffmann, Johnson Controls  
David Katz, Sustainable Resources Management Inc./(BIQ Consortium)  
Rick LeBlanc, Siemens Building Technologies  
Anno Scholten, Novus Edge, Inc.  
Ron Zimmer, CABA

**1. Opening and Welcome**

Tom Lohner, Chair of CABA's IIBC, opened the meeting by welcoming CABA members and guests. Each attendee took a moment to introduce themselves to the group.

**2. IIBC Minutes**

Tom mentioned that the minutes had been circulated and posted on the CABA website. Ron reminded everyone that all CABA Committee and Council minutes are open to the public and media. Members can link to the website to be alerted when new material is posted to the IIBC Forum.

MOTION: Moved by Anno Scholten, Seconded by: David Katz

"That the January 30, 2007, IIBC minutes be accepted."

CARRIED

**3. Life-Cycle Costs (LCC) Project**

Tom introduced Laura Dempsey, from RSMeans, to provide an update on the Life-Cycle Costs Analysis Tool. Laura indicated that, due to a number of circumstances, RSMeans senior management had recommended that an additional step be taken before further large investments are made to develop the LLC Tool. A prototype tool would be finalized and provided as a "dashboard" to CABA members and the industry. There would be a requirement for users to complete a feedback survey. The projected timelines for the completion of the dashboard would be August/2007. However, it could be completed as early as June/2007. There were a number of questions as to the change in strategy and it was agreed that this may be the most prudent manner in proceeding. There was agreement by the IIBC to continue supporting RSMeans to complete the next phase of the project.

#### **4. Building Intelligence Quotient (BIQ) Tool**

Tom provided some background on the BIQ and introduced David Katz. David gave an update on the BIQ Project and he mentioned that presentations had been provided for BuilConn delegates during the conference and at the CABA booth. He indicated that the BIQ Tool had undergone some extensive beta tests, with the assistance of more than 10 facility managers from Trammell Crow Company (now purchased by CB Richard Ellis). He indicated that CABA Board member Trevor Foster was instrumental in getting this great participation. The feedback that they and others provided was very valuable.

The BIQ Advisory Board also had one meeting to review the marketing strategy that has been drafted by Ken Gallinger, CABA's Marketing Director, working with the BIQ Consortium. It was agreed that several key aspects would be quickly brought into the Project, such as:

- Development of a "validation" program.
- A training program for "validators".
- A well-defined pricing structure for use of the BIQ Tool and the validation process.
- A set scoring program to achieve a Silver, Gold and Platinum score.
- An awards program for to promote the BIQ Tool.
- An endorsement program for key associations such as The Appraisal Institute, IFMA, BOMA and others.
- A clear educational component to be part of the BIQ Tool, with linkages to the LCC Tool.
- New marketing collateral to promote the BIQ.

Ron thanked the BIQ Consortium, which includes: David, Jiri Skopek and Frank Spitzer for their dedication in developing and promoting the BIQ. He also thanked Stephen with Sloan Monitored Systems for his commitment to purchase the first BIQ Tool. There were a number of questions related to the timing of several of these new initiatives. The group was informed that the next step was to finalize an amended Agreement between CABA and the BIQC to cover shared revenue in the validation process. The objective was to finalize the details of the BIQ Tool, such that all steps including the validation process would be in place for announcement at the CABA's Intelligent Buildings Leadership Forum June 18 in Anaheim, CA. The meeting of the BIQ Advisory Board would be held quickly to ensure that all details were finalized before the launch at InfoComm '07 and the Intelligent Buildings Leadership Forum.

#### **5. CABA's Intelligent Buildings Roadmap (IBRM)**

Ron and Paul Ehrlich reviewed the history and gave an update on the IBRM. The final report was completed with 15 organizations contributing human and financial resources to this project. The Building Intelligence Group undertook the research and the project management was provided by Cookson Consulting. The IBRM Executive Summary was distributed to the delegates in attendance and has also been added to the CABA Research Library. The full Report is embargoed until Aug. 1, 2007. The key action items that were identified in Section 7 of the IBRM were reviewed at the recent CABA Board meeting and they established a new Intelligent Buildings Task Force (IB-TF) which includes:

- Roy Kolasa, Honeywell International
- Chris Adams, Ortronics/LeGrand
- Dave Clute, Cisco Systems, Inc.
- Brian Dutt, Delta Controls
- Paul Ehrlich, BIG
- Brad Haeberle, Siemens Building Technologies
- Ron Herbst, CB Richard Ellis
- Terry Hoffmann, Johnson Controls
- Pete Horton, Watt Stopper/LeGrand
- Tom Lohner, TENG Solutions
- Derek Matthews, Direct Energy

- Marc Petock, Tridium
- Gene Shedivy, Trane
- Andrew Stroede, Panduit Corp.
- Mark Valenti, The Sextant Group, Inc. / InfoComm International Chairman

The key objective for the IB-TF is to review all the projects identified and develop a business plan to complete these tasks. This business plan is to be presented to the CABA Board of Directors at their Aug. 30, 2007, meeting. It was also agreed that three (3) special IB Town Halls would be held at BuilConn, Realcomm and InfoComm to gather further industry input on the work that will be required to further develop the “integrated systems” industry into a major new industry. Discussion centered on some of the identified projects and funding that would be required to complete this major effort. Ron indicated that the CABA Board of Directors understood that there is a unique opportunity for the organization to play a lead role in furthering the IB sector. The process that is being followed is to work with many other organizations and people that can assist with this growth. It was agreed that further discussion should be tabled and continued in the IB Town Hall that was to follow the IIBC meeting.

## 6. Intelligent Buildings Leadership Forum (IBLF)

Ron reported that the IBLF was receiving assistance from InfoComm International, the Building Intelligence Group, sponsors and many other groups. The event will take place June 18 in conjunction with InfoComm '07 in Anaheim, CA. This one-day event will focus on sharing some of the IBRM research and Green Buildings. The event will be followed by the second Town Hall and will include a special reception and passes to the InfoComm Expo. The full details can be found at: <http://www.caba.org/leadersforum/>.

## 7. Open Building Information Xchange (oBIX)

Toby Considine provided an update on the important developments in oBIX. He reported that oBIX has been an OASIS committee specification since December/07. Delays in the IP management process as well as the review/comments/response cycle made progress slow last year. It is now in a “winter of discontent”, when all adoption and movement appears glacial. However, some OEM's are shipping applications with oBIX now. The University of North Carolina is now running 70 buildings using oBIX. It was reported that the Department of Defense is using it in high-end specialized situations, but further information could not be provided. Interested parties can download the specification at:

<http://www.oasis-open.org/committees/download.php/21462/obix-1.0-cs-01.zip> or can download the open source implementations at: [http://sourceforge.net/project/showfiles.php?group\\_id=148480](http://sourceforge.net/project/showfiles.php?group_id=148480).

What is more important is the interest being shown to oBIX applications external to the buildings domain. The National Building Information Modeling Standard (NBIMS) and the oBIX committee have met to explore relationships between the standards, focusing on whether Energy Models developed directly against NBIMS models can be compared to live data from control systems read by oBIX to produce live models (or instantaneous commissioning). The Emergency Management Technical Committee, promulgators of the Common Alerting Protocol (CAP) would like to invoke oBIX contracts directly from CAP alerts. The Open Geospatial Consortium would like to invoke contracts granting situation and spatial awareness to emergency responders. These conversations are the beginning of enterprise interactions with intelligent buildings.

During the report, Toby was asked about BACnet-WS and its relationship and competition with oBIX. He reported that today, most implementers are still focused on point-to-point communication between systems using REST. Under REST, the difference between the two specification/standards is small. As applications move toward interactions with systems outside the building system domain, wherein pervasive security, Federated identity management, cross domain applications, long running processes, and service orientation become more important, then the value of the SOAP binding offered by oBIX becomes of greater relative value. The applications above are good examples.

oBIX is currently recruiting members for the technical committee, both to flesh out errors and omissions (1.1) and to begin defining standard contracts based on the oBIX object model (2.0). oBIX is also considering forming an oBIX implementation committee. CABA members are invited to participate in either Committee, through OASIS.

## **8. Industry Research**

Laura Dempsey, from RSMeans, distributed a proposal to undertake a special research project that would provide specific IB data and trends to the industry. Concerns were expressed that this research may be too general to provide real value to the participants. There were a number of good suggestions, such as focusing the research on "life-cycle" value, when the integrated systems are utilized. Laura agreed to prepare a new research proposal that would focus on "life-cycle" benefits for integrated systems. Ron suggested that if timing was an issue this proposal could be forwarded to the IIBC for feedback and approval prior to the next Council meeting.

## **9. BuilConn Report**

Anto was asked to provide a report on BuilConn 2007. He gave an update on some of the key objectives and highlights of this important industry gathering. It is expected that a CABA Event Report, written by Clasma, Inc., will again be provided to CABA members. Ron thanked Anto and the "Clasma Team" for providing CABA and the BIQ Consortium with a complimentary exhibit and speaking opportunities. Anto was also thanked for hosting the IIBC meeting and providing the refreshments, AV and the meeting room.

## **10. Training /Certification**

Tom indicated that work had begun by CABA member Jim Sinopoli, of Sinopoli and Associates, to gauge the interest of a number of Associations to launch a collaborative effort on "IB Certification." Paul pointed out that the IBRM identified training/certification is a key action item that should be addressed. It was pointed out that there are several options to achieve this objective. It was agreed that CABA should continue to participate in these industry discussions. It is expected that the IB-TF would also be addressing training/certification in their work.

## **11. Meeting adjourned at 10:45 AM and the IB Town Hall followed the break. The Town Hall discussions continued until 12:30 PM.**

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