

CABA Intelligent & Integrated Buildings Council (IIBC)
Draft Meeting Minutes
January 22, 2008
Javits Convention Center
NYC

Attendance:

Tom Lohner, TENG Solutions, Chairman
Chris Adams, Ortronics/Legrand
Brian Beattie, Frost & Sullivan
Fred Bryson, CABA
Bernardino Camba, Domosys Corporation
Luis Zelmono Calderes, AMERIC
David Claridge, Texas A&M University
Dave Clute, Cisco Systems, Inc.
Kevin Connor, The Dow Chemical Company
Dave Davidson, Eaton Corporation
Laura Dempsey, RSMeans
Tim Duggan, RSMeans
Paul Ehrlich, Building Intelligence Group
Victor Espinola, AMERIC / Mexico
Wes Frye, Cisco Systems, Inc.
Ken Gallinger, CABA
Terry Hoffmann, Johnson Controls
Victor Espinola, AMERIC
Andrey Golovin, ABOK
David Katz, BiQ Consortium
Thomas Keel, Georgia Tech
Matt Laherty, Cisco Systems, Inc.
Bob Lane, Robert H. Lane Associates
J. Christopher Larry, TENG Solutions
Rick Leblanc, Siemens Building Technologies, Inc.
Terry McMahon, BCS Partners
Jorge Moreno, Frost & Sullivan
Firas Obeido, Satchnet Electronic Systems
Paulo Primeri, Viconics Electronics, Inc.
Ed Regan, Interstate Electronics
Chris Rogan, Eaton Corporation
Tom Shircliff, Intelligent Buildings
Jim Sinopoli, Smart Buildings
Louis Viglione, Viconics Electronics, Inc.
Ron Zimmer, CABA

1. Opening Remarks

Chairman Tom Lohner welcomed everyone to the CABA IIBC meeting and there were introductions of members and guests. Andrey Golovin, from ABOK, presented a special certificate to CABA. This was to recognize the special working relationship between CABA and this Russian Organization.

2. Report on CABA's Intelligent Building Task Force (IB-TF)

Tom Lohner introduced the session and indicated that due to illness Roy Kolasa, from Honeywell International, could not attend this meeting. He then asked Ron Zimmer to provide the background and outcome of the CABA IB-TF.

Ron indicated that the IB-TF was created by the CABA Board to develop a strategy or business plan to address the 16 action items outlined in Section 7 of the Intelligent Buildings Roadmap.

There were 17 organizations that participated in this effort and with funding from some of the organizations the Building Intelligence Group was contracted to help develop this IB Business Plan.

Following a number of meetings and discussions a Business Plan was prepared and presented to the CABA Board. Unfortunately, the level of funding commitments from industry was less than originally contemplated for the IB Business Plan. Therefore the CABA Board decided that the IIBC and industry should proceed with implementation of action plans and strategies for all of the action items, except CABA governance. However, the IIBC would need to identify “champions” for each project and working groups or task forces would not be created. These groups would need to develop viable strategies and identify funding requirements and sources to proceed. If these conditions couldn’t be met then the work would have to be delayed.

Tom Lohner identified several areas where CABA was already proceeding, including industry tools like the LCC Tool and the Building Intelligence Tool (BiQ). Efforts were also proceeding in research initiatives and the development of liaisons with the USGBC, CaGBC and GBI. He also identified higher priority areas for the IIBC.

Jim Sinopoli volunteered to continue his efforts to lead work on industry certification. Ed Regan indicated that he was prepared to lead a Low Voltage Communications Task Force. He agreed to develop with Tom Lohner’s assistance some terms of reference and then this would be distributed to all IIBC members to solicit support to the Task Force.

3. CABA Life-Cycle Costs Analysis Tool Project

Thomas Keel, Chair of CABA’s LCC Advisory Board, introduced Tim Duggan and Laura Dempsey, from RSMeans. He also provided background on the work that has taken place over the last three years to develop an online tool that would help the construction industry and building community understand the life-cycle cost benefits if integrated systems are utilized instead of the traditional systems (ie, electronics, mechanical, etc.)

Tim Duggan explained that after gathering information from many sources, RSMeans has developed a beta-test of an online LCC Tool that is now ready to be reviewed by industry, especially end-users like engineers and architects.

Tim illustrated the ease at which industry could access the LCC Tool from the CABA website (<http://www.caba.org/lifecycle/>), which links to the RSMeans website where the Tool resides.

The next important step over a six week period is to get a number of users to test the LCC Tool (no cost) and then provide feedback to RSMeans. This feedback is important to further refine the online tool.

Thom mentioned that a LCC Tool Advisory Board has been developed and IIBC members can join the Advisory Board. The main purpose is to provide feedback to RSMeans on a regular basis. Anyone wishing to test the tool can go to: <http://www.caba.org/lifecycle/>.

4. Building Intelligence Quotient (BiQ)

Tom Lohner introduced David Katz, Chair of the BiQ Consortium. David explained that the BiQ is proceeding with the plan approved by the BiQ Advisory Board. Several BiQ’s have been sold and David was pleased to announce that LonMark International is a Supporting Organization. Also Bob Sauchelli, of the US EPA Energy Star Program, had just indicated that their organization would enter into an MOU with CABA for the BiQ and the Energy Star program.

The BiQ marketing will be adjusted to offer users 30 days of free usage and if they are not completely satisfied there would be no charge.

IIBC members were encouraged to join the BiQ Advisory Board and also utilize the BiQ online tool.

5. Green Building Research

Ron Zimmer indicated that both the CABA Board and IIBC were strong advocates of generating more research and information in the important and growing “sustainable and green buildings” segments. Therefore, two research opportunities were presented:

5.1 Sustainability and Vision Project

David Davidson, from Eaton Corporation, explained the unique pilot project that Eaton was prepared to proceed with CABA. Their Sumter, SC manufacturing plant will become the pilot project for a corporate wide initiative to reduce greenhouse gases or CO₂ by 3% x 6 years = 18%.

Organizations were being encouraged to join a two-day Charrette that will identify the strategies and metrics for measurement. The two-day Charrette will be lead by Vivian Loftness, former Dean of Architecture at Carnegie Mellon University, and USGBC Board member. She will lead a team of four experts and it is hoped that 30-40 people in total will participate in this March 11-12, 2008 event. More details on this project can be found at: <http://www.caba.org/councils/council.html>.

5.2 Convergence of Green and Intelligent Buildings

Ron Zimmer introduced Brian Beattie and Jorge Moreno from Frost & Sullivan. They outlined a proposed research project that CABA members could participate, with a focus on the benefits of integrated systems for buildings – especially proposed “green buildings”.

The proposed focus of the research was discussed and IIBC members asked a number of questions. There was concern that this project would be similar to the just completed Intelligent Buildings Roadmap. Ron indicated that the purpose was to point out the benefits of integrated systems for green buildings using independent research, with a strong emphasis on the ROI. He also indicated that this research would only proceed if industry funded the project.

Brian and Jorge indicated that they were attending the AHR Expo and the IIBC meeting, to determine the best objectives, methodologies and deliverables that would be valued by CABA and the industry. They also pointed out that Frost & Sullivan would undertake the research, however the funding organizations and CABA would own the research.

6. Commercial Buildings Initiative (CBI)

Paul Ehrlich, from the Building Intelligence Group, gave a brief overview of the efforts to date. He explained the interest and support for the CBI based on a CBI meeting that had been held just in advance of the IIBC. There are plans to approach the US government for more funding for the proposed next steps of the CBI.

Tom Lohner indicated that he has represented CABA at some of the earlier CBI meetings and he indicated that CABA and the IIBC should be supportive. Paul indicated that CABA and the other supportive organizations would be notified when future CBI announcements are made.

7. “Envirotic” Building Project

Ron Zimmer distributed a document provided by CABA member CIMEQ, from Montreal. They are in the process of gathering financial support to build an intelligent building on their campus. They want this building to be a “showcase” intelligent building. When they proceed, they would like CABA to organize a group of companies that would participate with the project. More details will be released to IIBC members as this project moves forward.

8. Open Building Information Xchange (oBIX)

Unfortunately Toby Considine, Chairman of oBIX, was not able to attend the meeting or provide a report. More information on oBIX can be found at: <http://www.oasis-open.org/committees/download.php/21462/obix-1.0-cs-01.zip>

9. Meeting Adjournment

Tom Lohner thanked everyone for attending and working on these important industry issues and projects. He invited everyone to stay for a reception hosted by RSMeans and thanked Laura and Tim for providing the refreshments. He indicated that the next meeting will be in approximately three months and will be held by conference call.

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