

CABA Intelligent & Integrated Buildings Council (IIBC) Meeting Minutes
2-4:15 PM
ASHRAE/AHR EXPO
Jan. 30, 2007
Dallas, TX

Participants at meeting:

Tom Lohner, Teng Solutions, (Chair)
Fred Bryson, CABA
Laura Dempsey, RSMMeans
Tim Duggan, Reed Construction Data/RSMMeans
Paul Ehrlich, Building Intelligence Group
Jacob Garcia, HMA Consulting
Ken Gallinger, CABA
Andrey Golovin, "BIG-RU" Association BACnet Interest Group Russia
Barry Haaser, Echelon Corp.
Kathleen Heming, TAC
Terry Hoffmann, Johnson Controls
John Huston, Teng Solutions
Mark Jones, Carrier Corporation
David Katz, Sustainable Resources Management Inc. (BIQ)
Thomas Keel, Georgia Tech
Roy Kolasa, Honeywell
Robert Lane, Robert H. Lane & Associates Inc.
Rick LeBlanc, Siemens Building Technologies
Jim Lee, Cimetrics Inc.
Zig Lewicki, Carrier Corporation
Brooke Richards, Richards-Zeta Building Intelligence Inc.
Tom Shircliff, Intelligent Buildings
George Strickland, SOMFY
Bob Tarrant, BTR NetCom
David Thurow, Lithonia Controls (Accuity Brands Lighting)
Stephen Todd, Uhl Company
Ron Vrana, Optimum Applied Systems, Inc.
Roman Vroblevski, JCI Russia
Ron Zimmer, CABA

1. Welcome and Opening Remarks

Chairman Tom Lohner welcomed the many participants to the CABA IIBC meeting. Everyone was asked to provide a short introduction. Ron Zimmer indicated that this meeting has a record turnout for an IIBCouncil meeting.

2. IIBC Minutes

Tom Lohner indicated that the IIBC minutes of the last meeting had been circulated. Ron Zimmer indicated that all IIBC minutes and other CABA Councils/Cttees were posted on the CABA website (<http://caba.infopop.cc/6/ubb.x?a=frm&s=1866027254&f=5346018454>) and were available to the public. Also anyone wishing to be notified of new placements on the IIBC could utilize the notification feature.

MOTION - Moved by Thomas Keel, Seconded by David Katz

"That the IIBC meeting minutes of Sept. 29, 2006 be accepted."

CARRIED

3. CABA Life-Cycle Costs Analysis Tool

Tom gave the background on the work that had been completed on the CABA Life-Cycle Costs Analysis Tool. He called upon Tim Duggan and Laura Dempsey to provide an update on the online tool that is being developed for the industry.

Tim Duggan, using a PowerPoint presentation, gave a visual overview of the program. He indicated that with new U.S. Dept. of Energy data, they expect to be able to provide the tool for approximately 20 large building groups. Version 1 will be launched by March 31, 2007 and a marketing plan is being developed with CABA. The expected individual usage costs will be less than \$100, with a higher fee for a yearly license.

Ron Zimmer asked if the recommendations by Trevor Foster, of Trammell Crow Company (CABA Board member) were being reviewed. Tim indicated that more discussions were needed with Mr. Foster. He also pointed out that there would be linkages with the CABA website and the Building Intelligence Quotient Tool website. He indicated a need for an Advisory Group for the LCC Project.

Tom Lohner requested volunteers for the new CABA Life-Cycle Costs Project. In addition to past participants (See attached list), new Advisory Board member's included: George Strickland, Somfy; Bob Tarrant, BTR Netcom; Tom Shircliff, Intelligent Buildings. Any person on the attached list that doesn't want to serve on the Advisory Board, please contact CABA.

Ron Zimmer reaffirmed that Thomas Keel would continue to Chair this Advisory Board. It was expected that a meeting would be held in advance of the March 31, 2007, LCC Tool Launch. The group would then meet on a regular basis to review the program and provide input for changes to the LCC Tool. It was again reaffirmed that CABA would receive a small amount of money from each usage, which would then be utilized for other IIBC initiatives.

Chairman Tom Lohner thanked Tim, Laura and the CABA members for their efforts to develop this tool.

4. Building Intelligence Quotient (BIQ) Tool

Tom Lohner again provided a brief background on the BIQ Tool and how The Appraisal Institute requested that CABA work on this initiative. He introduced David Katz, head of the BIQ Consortium, to provide an update on the BIQ Tool. David through a PowerPoint presentation and linking to the actual BIQ website and a demo building, illustrated how easily the BIQ Tool could be accessed and used.

David indicated that a number of organizations had taken the Beta test and also Trammel Crow Company had several different facility and energy managers complete rank their building, and complete the BIQ feedbacksurvey Pricing is as follows:

BIQ ASSESSMENT PRICING

Assessments apply to individual buildings only. With multi-building complexes, such as universities, you are required to submit each building within the facility on an individual basis.

CABA members:

1. First building ranking: \$500 US upon registration of a specific building address as a BIQ applicant. This first building could be owned, operated, managed or serviced by the CABA member.
2. 2-10 building assessments purchased at the same time: \$450 US each.
3. 11+ buildings assessments purchased at the same time: \$400 US each.
4. CABA and the BIQ Consortium will negotiate for unlimited usage of the BIQ site for CABA members. Certain conditions apply.

(To verify your current CABA membership, visit: www.caba.org)

Non-CABA members:

1. First Building assessment: \$700 US.
2. 2-10 building assessments: \$650 US each.
3. 11+ building assessments assessed at one time: \$600 US each.
4. Non CABA BIQ users may receive credit towards their membership fees reflecting their previous BIQ purchases. Certain conditions apply.

David Katz indicated that the BIQ program Version 1.0 was officially being launched at AHR Expo 2007 and that further adjustments could be made to the Tool's with the input from a CABA Advisory Board.

Rick LeBlanc, of Siemens Building Technologies, strongly recommended that Phase II (BIQ Validation) be implemented quickly, such that a "qualified" person, be made available to a user that wanted an objective review of their building automation systems as described in their On Line BIQ responses. This review would also be a requirement for the building to become an "officially" BIQ rated and receive a Ranking Level score and BIQ plaque based on established criteria. He also recommended that there be no linkages to the CABA member companies web sites, just their research and white papers issued to the public regarding the new technology applications.

There was strong agreement from the audience that this would be a powerful marketing tool to establish this process and get several buildings rated and recognized quickly. It was further agreed that the BIQ Advisory Group should be revised and expanded. Rick suggested that the major CABA control companies should not be on the Advisory Board, but that the BIQ users, their independent system integrators, consultants and engineers make up the BIQ Advisory Committee. In addition to past volunteers (See attached list), the following individuals volunteered to support and serve on the BIQ Advisory Board. They are: Jacob Garcia, HMA Consulting; Bob Lane, Robert H. Lane Associates and Tim Duggan, RS Means.

It was agreed that this group would meet by phone on a regular basis. There was also agreement that key Associations like BOMA, IFMA and The Appraisal Institute should be approached to endorse this BIQ Tool.

5. CABA Intelligent Buildings Roadmap (IBRM)

Tom introduced Paul Ehrlich, from the BIG, who is the lead consultant in the IBRM research. Paul gave a review and background on the IBRM. The entire project is expected to be completed by March 31, 2007. Tom shared some of the high level insights that has already been learned from the Research. A

special workshop is planned for Feb. 26, 2007, and will be hosted by Trane in St. Paul, MN.

CABA members will receive an Executive Summary of the IBRM when it is complete. The full Report is embargoed for four months to the 15 organizations that have funded the research.

6. CABA's Intelligent Buildings Leadership Forum (IBLF)

Paul Ehrlich and Ron Zimmer outlined that a special one day CABA IBL Forum has been established for Monday, June 18, 2007 in Anaheim, CA. This event will be held in conjunction with InfoComm International an event that attracts over 22,000 people 800+ exhibitors. (<http://www.infocomm.org>).

This event will be hosted with the support and cooperation of InfoComm International and the Building Intelligence Group. The focus of the event will be to share some of the results of the Intelligent Building Roadmap and also in the afternoon there will be a dual track that will cover "Green Buildings". More info can be found at: <http://www.caba.org/leadersforum/>.

Delegates can attend at the following rates: \$295 member, \$495 non member (Up to May 14, 2007) at which time the rates will increase. The registration also includes a Monday evening reception and access to the InfoComm Expo. Finally, delegates will receive a \$500 discount coupon if they wish to purchase the full IBRM Report.

7. Open Building Information Xchange (oBIX)

Paul Ehrlich gave an update on oBIX, which now resides within OASIS. While much work has taken place on oBIX, the next step will require three manufacturers to show that products can successfully work utilizing oBIX. To date, Tridium is the first company to agree to put forward a product that can utilize oBIX.

Jim Lee gave the group an update on the efforts on BACnet web services. There was discussion on whether there was a mechanism to bring the oBIX and BACnet efforts together. There was also discussion that oBIX might have more success and attract interest if it focused on the "energy" sector. It was suggested that exploratory efforts could take place with the Association of Energy Engineers.

8. New Industry Conference

Tom Lohner alerted everyone that at 5 PM a special meeting would be held to discuss a new industry conference that might combine the resources of several groups. Ron Zimmer passed along the decision of the CABA Board, that the organization would only focus on one-day workshops/forums, and would not host 2-3 day conferences. Having said that, CABA would be supportive of any industry event that promotes integrated systems for home and buildings.

9. Next Meeting

It was agreed that CABA would coordinate the next CABA IIBC meeting at BuilConn, which will be held May 22-24, 2007 in Chicago. Meeting details will be forwarded in advance of the meeting.

10. Meeting adjourned at 4:15 PM

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