

CABA Intelligent & Integrated Buildings Council
Teleconference Meeting Minutes
Oct. 21, 2005
12:00PM -1:00PM

Participant at meeting:

Lohner, Tom, TENG Solutions and Chair IIBCouncil
Dempsey, Laura, Reed Construction Data
Freedman, Larry, Fleischman and Walsh, L.L.P.
Hansen, Dave, Department of Energy, U.S.
Katz, David, Sustained Resources Management Inc.
Keel, Thomas, Georgia Institute of Technology
Mocherniak, Terry, Encelium Technologies Inc.
Millaire, Guy, CABA Technical Director
Tilleman, Jeff, Intelligent Community Services (ICS)
Wacks, Ken, Ken Wacks Associates
Waier, Phil, Reed Construction Data
Zimmer, Ron CABA President & CEO

Discussion:

Introduction: Tom Lohner, TENG Solutions and IIBCouncil Chair, opened that meeting with the introduction of the participants, the approval of the last meeting minutes and the acceptance of the agenda.

CABA Life Cycle Cost Analysis Tool (LCC): A brief history of the LCC project was provided, including the mentioning of the Reed Construction Data reports on the description of the LCC. These reports were tabled on Sep.13, 2005 and concluded the requirements of Phase I of the project. Reed Construction Data described the second phase of the project as the functional requirements, the roles and responsibilities of the project, the schedule and the production of a visual prototype. The funding for the second phase is presently under review. Once confirmed, a contract will be issued to Reed Construction Data for the second phase. Discussion also evolved around the Leadership in Energy and Environmental Design (LEED) and Lawrence Berkley National Laboratories (LBL) rating tools, which are now drawing attention in the industry.

High Performance Intelligent Building Demo Project: The recent events of the project were presented to the committee along with the report, which resulted from the preliminary study on the National Research Council (NRC) building M-20. The analysis study report was tabled at the NRC M-20 building meeting of Sept. 15, 2005. This concluded CABA's project management involvement with the study. The work continues to progress through a Steering Committee, chair by NRC. CABA is a participant on the Cttee with the function of inviting the industry to come forward if

anyone wishes to contribute to this research initiative. You are asked to forward your interest to the CABA's Technical Director, (millare@caba.org). One of the concerns in such a retrofit research project is to have a monitoring system, which will record the environmental conditions of the building before and after the upgrades. It is also anticipated that the building will undergo a form of intelligent building assessment after the upgraded are completed, an ideal opportunity to test the BIQ.

CABA Building Intelligent Quotient (BIQ): This project has been presented to the CABA Board Executives and will be on the agenda of the CABA Board of Directors meeting scheduled for Dec.1-2, 2005. This tool has the potential of great value to the membership. A Tripartite agreement has been ratified to develop the application and CABA is in the process of finalizing the contractual commitments to develop the BIQ tool. To assist in the development of the BIQ, a steering committee will be established to assist in identifying the rating parameters and to take part in the beta testing. The membership has an opened invitation to identify their interest in participating in the project.

Intelligent Building Award: The Intelligent Community Forum (ICF) in NYC is a nonprofit think tank that focuses on supporting the creation of prosperous local economies through assistance with information on other intelligent communities. CABA was invited to participate in refining their Intelligent Buildings Awards program. This will require the establishment of a steering committee and the IIBCouncil membership was asked for volunteers. David Katz, Thomas Lohner and Thomas Keel volunteered to participate in this initiative along with CABA personnel.

Intelligent Building Roadmap: The 2002 edition of the Intelligent Buildings Roadmap has reached its expected life expectancy and needs to be revised. After a brief discussion on the topic, the CABA Technical Director proposed the following motion, which seconded by David Katz:

Motion: A presentation be made to the CABA Board of Directors at the Dec. 1-2, 2005, meeting to describe the nature of this initiative and request approval for CABA to proceed with the project, on the basis of forming a steering committee and to seeking funds from either from the Federal Government or the industry to revise this document.

The meeting adjourned at 1:00PM