

CABA Intelligent & Integrated Buildings Council
Meeting Minutes - Conference Call
Wed. April 27, 2005
12 Noon - 1:30 pm

Present by conference call:

Chairman Tom Lohner, TENG Solutions
Sapan Agarwal, Frost & Sullivan
Tolu Babalola, Frost & Sullivan
Paul Barker, CNS Magazine
Fred Bryson, CABA
Claude Boudriau, Honeywell International Inc.
Laura Dempsey, Reed Construction Data (RCD)
David Dern, CABA
Fred Dougherty, Liberty Property Trust
Cherie Fernandez, Project AVATAR
Carl Gambello, Cisco Systems, Inc.
Barry Haaser, LonMark International
Terry Hoffmann, Johnson Controls Ltd.
David Katz, Sustainable Resources Management Inc.
Thomas Keel, Georgia Tech
Jiri Skopek, ECD Energy and Environment Canada Ltd.
Jayne Talmage, Reed Construction Data
Dr. Ken Wacks, Ken Wacks Associates
Phil Waier, RSMeans/RCD
Bruce Westphal, KMC Controls, Inc.
Ron Zimmer, CABA

1. Welcome and Introductions

Chairman Tom Lohner welcomed everyone and reviewed the agenda and meeting format. He explained that a new feature to IIB Council meetings was being tested at this meeting and that was to include a presentation on specific Intelligent Buildings (IB) research. Everyone provided an introduction, including their title and position in their respective organizations.

2. CABA Life-Cycle Costs Analysis Tool

Due to the availability of Phil Waier, this item was the first order of business. Jayne Talmage and Laura Dempsey from Reed Construction Data/RSMeans gave an overview of the conference calls and discussions that had been taking place between RCD and CABA, since they learned about CABA's efforts to create a Life-Cycle Costs Analysis Tool. The proposal that they developed is posted at: <http://caba.infopop.cc/eve/ubb.x>. The proposal outlined that there would be three phases to develop this online tool. Ron also mentioned that funding from the U.S Dept. of Energy (DOE) would be required to complete Phase 1.

On a MOTION by Thomas Keel and Seconded by Terry Hoffmann;

It was agreed that the Reed Construction Data/RSMMeans proposal to develop a CABA Life-Cycle Cost Analysis Tool, should be presented to the CABA Board of Directors at their April 29, 2005 meeting for approval.

CARRIED

3. CABA Intelligent Building Ranking Tool

Tom Lohner gave a report on the CABA IIBC Task Force 1 selection of the Building Intelligent Quotient Consortium (BIQC) and their efforts to complete the Building Intelligent Quotient (BIQ) Project. An RFP had been distributed by the IIBC and Tom Lohner with assistance from The Appraisal Institute, Fred Dougherty, Roy Kolasa (Honeywell) and Ron Zimmer the BIQC was selected from two proposals. A portion of a draft MOU from BIQC was available for viewing at: <http://caba.infopop.cc/eve/ubb.x>. The IIBC reviewed the proposal to ensure that it covered all aspects of BIQC developing the BIQ online tool for CABA. Tom also announced that a special workshop was being planned for Realcomm 2005/CONNECT 2005 - Intelligent Buildings to launch and beta test a version of the BIQ tool. It was understood that if the CABA Board of Directors approved the proposed MOU, then an Agreement would be developed between BIQC and CABA to cover such items as ownership, cost recovery, etc.

On a MOTION by Fred Dougherty and Seconded by Cherie Fernandez;

It was agreed that a formal MOU be developed and presented by BIQC to the CABA Board of Directors at their April 29, 2005 meeting, seeking approval to further develop an Agreement between BIQC and CABA for the CABA BIQ Project.

CARRIED

4. High Performance/Intelligent Building Demo Project

Tom Lohner and Ron Zimmer gave an update that funding had been secured from the National Research Council (NRC) and Natural Resources Canada (NRCAN) to proceed with Phase 1 of the High Performance/Intelligent Buildings Demo Project. NRC and CABA selected M-20 at the NRC Campus in Ottawa to undergo an "Extreme Makeover"! TENG Solutions has been selected to undertake the scoping of the project (identify technology, expected costs and timelines). In the final deliverables, a presentation will be given in early Sept. 2005 to industry and government officials outlining the next steps for Phase II of the project.

5. CONNECT 2005 - Intelligent Buildings

Ron Zimmer gave a brief overview of the upcoming CABA CONNECT 2005 Conference, which is part of Realcomm 2005, and will be held at the same time as BOMA International's Conference June 26-28, 2005 at the Anaheim Convention Center. Ron also thanked the CONNECT 2005 Advisory Board, for their important input. The Advisory Board includes:

David Dern, CABA
Paul Ehrlich, Building Intelligence Group
Aline Fournier-Chalmers, CABA
Carl Gambello, Cisco Systems, Inc.
Hal Gentry, Gridlogix, Inc.
Hari Gunasingham, Eutech Cybernetics
Terry Hoffmann, Johnson Controls Ltd.
Roy Kolasa, Honeywell International, Inc.
Tom Lohner, TENG Solutions
Jack Tison, Panduit Corporation
Tim Trautman, Honeywell International, Inc.
Jim Young, Realcomm
Ron Zimmer, CABA

In addition to the two complete IB tracks under CONNECT 2005, there will be many other technology tracks and speakers as part of Realcomm 2005. There will also be a CABA BIQ Workshop(s) and a special Intelligent Building Technology Venture Capital (VC) "Pitch-Fest". This unique session will feature a number of VC panelists that will provide positive feedback to CABA members that are "pitching" their products to the panelists and audience (FREE if you register in advance). These sessions are scheduled for Sunday, June 26, at the Disney Grand California Hotel and will be followed by a reception, which includes delegates from the Realcomm CIO's Symposium. There will also be a full Realcomm tradeshow that encompasses an Intelligent Buildings section. CABA members, using the CABA Code RC05CABA1, will receive \$100. off their registration fee and they will also have access to the BOMA International Exhibition area.

6. Integration of Security and Fire with BAS-Putting More Information to Effective Use

Tolu Babalola, of Frost & Sullivan, gave the background to the PowerPoint presentation, which can be currently viewed in the CABA Presentations section of the CABA Web site: <http://www.caba.org/links/presentations.cfm>. She also introduced Sapan Agarwal, an Industry Analyst with Frost & Sullivan. Sapan gave a 30 minute presentation, which included a Q/A session. Highlights of the presentation included: market overview, key market drivers, restraints and challenges, as well as analysis of the technological evolution of the Building Automation Systems (BAS) industry. The briefing discussed the advantages and disadvantages of integration from the end-user perspective as well as the manufacturers perspective to present a holistic picture.

7. Conclusion

It was proposed that if possible the next IIBC meeting should be a "face2face" meeting. Council members were again encouraged to use the Forums on the CABA Web site and that all minutes, Council members and Terms of Reference can be viewed at: <http://www.caba.org/councils/council.html>.

8. The meeting was adjourned at 1:30 pm.

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