

CABA Intelligent & Integrated Buildings Council
Meeting Minutes
Disney's Grand Californian Hotel
Anaheim, CA
Wed. June 29, 2005
8:30 am - 11:30 am

Present at meeting:

Chairman Tom Lohner, TENG Solutions
Mike DeNamur, Honeywell International
Bob Erwin, GE
Aline Fournier-Chalmers, CABA
John Huston, TENG Solutions
David Katz, Sustainable Resources Management Inc.
Alan Kell, i&i limited
Roy Kolasa, Honeywell International, Inc.
Claude Leblond, Cognos Systems
Dirk Mahling, WebGen Systems
James Massey, Media
Kaz Ochi, Cisco Systems, Inc.
Hank Ortiz, Cognos Systems
Jiri Skopek, ECD Energy and Environment Canada Ltd.
Don Spradlin, CB Richard Ellis, Inc. (Rep. the Appraisal Institute)
Sue Stedd, Cognos Systems
Paul Stoupa, GE
Ron Zimmer, CABA

1. Welcome and Introductions

Chairman Tom Lohner welcomed the participants and had each person go through a short introduction including their position and company. The agenda was reviewed and approved.

2. CABA Life-Cycle Costs Analysis Tool

Representatives from Reed Construction Data/RSMeans could not attend this meeting, but hosted a dinner meeting with CABA representatives on Sunday, June 26. Tom was able to provide information from that meeting along with some follow-up documents as work progresses on Phase 1 of this project. The U.S. Dept. of Energy has committed funding for Phase 1.

Laura Dempsey of Reed Construction Data, was able to provide electronically a progress report which was shared with the delegates. A Phase 1 Progress chart has been attached as Appendix A. The other points she provided were:

CABA and RS Means Business Solutions in Partnership for the Life-Cycle Costs Analysis Tool.

Project Objectives:

1. Building Type identification for High End Automation.
2. Engineers' Analysis re: Cost Elements.
3. Cost Research for Class A++ Office re: Automation.

Current Status:

1. Project team of analysts and engineers in place.
2. Business case review for three types (low, middle, high automation).
3. Office buildings selected from electronic Plans & Specs from Reed Connect.

Milestones:

- July 15th - Business Case Review & Report
July 29th - Engineers' Cost Analysis

Next Steps:

Develop square foot models with geographic cost factors for U.S. and Canada derived from RS Means Predictive Cost Modeling and Indexes (to be funded).

Develop Leadership Consortium to develop with RS Means a web based benchmark tool to monitor phase in across U.S. and Canada of high end automation and associated costs (to be funded).

3. High Performance/Intelligent Building Demo Building

Ron Zimmer gave the background on TF5 and the efforts to get Building M-20 of the National Research Council to become a world-class high performance/intelligent building demo building. Funding to complete a phase 1 feasibility report was provided by NRC and the Natural Resources Canada (NRCan) to complete this work. Teng Solutions was contracted to complete this task. Tom gave a progress report on the deliverable or report that is being prepared. It is expected that a special meeting will be called in early Sept./05 to outline Phase 2 of the project. Government and private sector representatives will be invited to attend and learn about this project and how they can participate.

4. CABA Building Intelligent Quotient (BIQ) Ranking Tool

Tom gave the background on the BIQ project and introduced David Katz, President of Sustainable Environmental Solutions Inc., and Jiri Skopek, President of ECD Energy and Environment Canada Ltd., to give a detailed presentation on the work that has gone into the BIQ and the future expectations for the project. This has been highlighted through two PowerPoint presentations that can be found on the CABA web site:
<http://www.caba.org/links/presentations.cfm>.

There was a great deal of discussion by those in attendance including Don Spradlin, from CB Richard Ellis, who is representing the Appraisal Institute on the BIQ project. David indicated that he made a presentation on the BIQ at the CABA IB Venture Capital Pitch-Fest and Jiri and he were also very active in the CABA exhibit during Realcomm. There was widespread interest and support for this initiative.

Ron echoed the verbal support that many industry stakeholders had been giving the BIQ project. Also, efforts are now underway to finalize a formal Agreement between BIQC and CABA. Finally, the TF1 has completed its work on this project and a BIQ Steering Committee is being formed. Any interested CABA member in serving on this important group should contact the CABA office. (caba@caba.org or 613.990.7407).

5. Other Business

It was agreed that other business would be handled by email and phone and then reported at the next meeting. The next meeting will be by conference call in September/05.

6. The meeting was adjourned at 11:30 am.

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