

**CABA Intelligent & Integrated Buildings Council
Conference Call Draft Minutes
12 Noon EST
Monday, March 7, 2005**

Participants

| Last Name | First | Organization |
|------------------|--------------|---|
| Dempsey | Laura | Reed Construction Data |
| DeNamur | Mike | Honeywell |
| Fernandez | Sheri | Project AVATAR |
| Gambello | Carl | Cisco Systems |
| Gouri | Krishnan | Pacific Northwest National Laboratory |
| Hoffmann | Terry | Johnson Controls |
| Keel | Thomas | Georgia Tech |
| Lohner | Tom | TENG Solutions, Inc. * |
| Spitzer | Frank | IBI Group |
| Spradlin | Donald | C.B. Richard Ellis, Inc. (Representing The Appraisal Institute) |
| Wulff | Alan | Alan Wulff and Company |
| Zimmer | Ron | CABA |

(* Chairman)

1. Welcome and Introductions

Tom Lohner, Chairman of CABA's Intelligent & Integrated Buildings Council (IIBC), welcomed everyone to the meeting and introductions were given.

2. Task Force 1 - Intelligent Building Ranking System

Tom Lohner gave an update that the draft RFP had been circulated to the IIBC. He also gave the background on the IB Ranking System Project and indicated that several sources of funding had been pursued. Unfortunately, no funding was found for TF1. Therefore the project was proceeding without funding at this time.

Ron Zimmer reviewed the RFP document for the development of an online IB Ranking System. The adjusted timelines were given to participants and are reflected in the final RFP, which is posted on the CABA web site under the IIBC section (<http://caba.infopop.cc/eve/ubb.x>). The first milestone is the deadline for submissions, which will be March 31, 2005. An industry wide notice will go out with these minutes and the March CABA eBulletin.

There was a request for volunteers for the review of the RFP submissions. CABA will be developing a Selection Cttee from the IIBC to review the submissions, so a selection can be made by April 8, 2005.

3. Task Force 3 - Life Cycle Costs Analysis Tool

Tom Lohner gave an update on the Life-Cycle Costs Analysis Tool. A positive development was the interest by Reed Construction Data to this project. Laura gave an overview of Reed Construction Data's current efforts in life cycle costing for equipment and the addition of "intelligent building" systems may be a logical extension of their current work, which is available through RS Means. Thom Keel as chair of TF3 provided additional info.

It was agreed that further discussions should take place between CABA's IIBC and Reed Construction Data to determine if a collaborative effort could take place on this project. (Note - subsequent discussions have led to agreement that Thom Keel and Phil Weir, of RS Means, would undertake a needs assessment and project overview by March 31, 2005.

4. Intelligent Building Demonstration Project

Tom Lohner gave an overview of the project to develop a demo project of a high performance "NexGen" Building that would be a retrofit project. Ron Zimmer gave additional background on the National Research Council and CABA MOU, which has targeted Bldg. M-20 on the NRC Campus in Ottawa, ON, as the potential building. There are two phases to this project and CABA is pleased to report TENG Solutions would be providing a scope of the work to assist in finding the funding for Phase I.

Phase I would have an independent contractor scope the project for technology required to be integrated and placed in the building; the time lines for Phase II, and the appropriate cost of this work.

It was agreed that efforts should continue and Phase I should proceed if funding is secured.

5. CONNECT 2005 - Intelligent Buildings

Ron Zimmer was pleased to say that the CONNECT 2005 media release was forwarded to the industry on March 4, 2005. CABA and IBF Conferences are collaborating on a rebranded "intelligent buildings" Conference. CONNECT 2005 is scheduled for June 28, 2005, to be collocated with Realcomm 2005. It would be held in the Anaheim Convention Center where BOMA International would also have its conference June 25-28 in Anaheim, CA.

A CONNECT 2005 Advisory Board is being formed and the first two members are Roy Kolasa, of Honeywell (CABA Board member) and Tom Lohner, of TENG Solutions. Two additional volunteers were added during the meeting: Terry Hoffmann, of Johnson Controls, and Carl Gambello of Cisco Systems. Other IIBC members are encouraged to volunteer! More information on the program, sponsorship and speaking opportunities can be found at: <http://www.ibfconferences.com/ibf/viewdetails.asp?lstconfname=155>.

6. Other Business

6.1 Intelligent Building (IB) Industry Roundtable

Tom Lohner and Ron Zimmer gave an update and highlights from CABA's IB Roundtable, which was held Feb. 8, 2005, in conjunction with ASHRAE/AHR Expo in Orlando, FL. There was discussion on CABA's oBIX (Open Building Information Xchange) initiative, which is now located at OASIS. There was also discussion on the need for additional guideline specifications to be developed as added information to the new Construction Specification Institute's MasterFormat. Laura indicated that Reed Construction Data works closely with CSI on the MasterFormat and there may be an opportunity to develop these specs, with industry collaboration. The Roundtable had 53 participants and the minutes and presentations can be found on the CABA web site in the IIBC section: (<http://caba.infopop.cc/eve/ubb.x>).

7. Meeting was adjourned at 1:10 pm EST.

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