

CABA Intelligent & Integrated Buildings Council (IIBC)
Meeting Minutes
Friday, Sept. 29, 2006
Conference Call

Participants at meeting:

Tom Lohner, Teng Solutions, (Chair)
Kevin Cunningham, Siemens Building Technologies
David Doll'Oro, Lawrence Berkeley National Laboratory
Fred Dougherty, Liberty Property Trust
Tim Duggan, Reed Construction Data/RSMMeans
Terry Hoffmann, Johnson Controls
Michael Jouaneh, Lutron Electronics Co. Inc.
David Katz, Sustainable Resources Management Inc. (BIQ)
Roy Kolasa, Honeywell International
Jon Kozan, Johnson Controls
Kirk McElwain, Consultant
Pete Nightingale, RSMMeans
David Skelly, IHA-RC/Cookson Consulting
Jiri Skopek, ECD/GBI (BIQC)
George Strickland, SOMFY
Bob Tarrant, BTR div RIA CONNECT Inc.
Dr. Ken Wacks, Ken Wacks Associates
Allan Wiltshire, RSMMeans
Tim Woods, IHA-RC/Cookson Consulting
Ron Zimmer, CABA

1. Welcome and Introductions

Tom Lohner, Chairman of CABA's IIBC, welcomed the large group of participants that joined the meeting. The participants gave introductions. A thank you was extended to Tim Duggan and RS Means for hosting the web conference call.

2. CABA's Life-Cycle Costs (LCC) Analysis Tool

Tim Duggan, of RS Means, gave a quick review of the background on the project. He also, through the web connection, illustrated how the LCC tool would work by illustrating several examples and providing inputs into the web tool.

Tim also explained the background material that had been developed in Phase II and this information was circulated to the IIBC (found on the IIBC Forum section). This material will now be forwarded to the US Dept. of Energy as a requirement for their funding contribution to the project. Ron Zimmer also thanked Honeywell International for their financial contributions to this project. Many others people and companies were also thanked for their "sweat equity" that has gone into this project.

The third phase it to gather data from several companies (kept confidential) that will allow RSMMeans to validate and calibrate data when the tool is being utilized by the industry. Several companies, including Johnson Controls, Honeywell International and Siemens Building Technologies agreed to investigate if they could provide the information requested. Ron indicated that a special request had gone to the entire IIBC prior to the meeting to generate support for this critical part of the LCC Tool development.

It was agreed that the target launch for the LCC tool would be the AHR Expo 2007. It was also explained that CABA would be a strong promoter of the LCC tool and would also develop an ongoing CABA LCC Advisory Board for RSMeans. Also a percentage of any funds expended by CABA members for utilization of the LCC Tool, would be returned to CABA to assist in the ongoing support of this initiative and the IIBC.

3. Building IQ Project

David Katz and Jiri Skopek, of the Building Intelligence Quotient (BIQ) Consortium, also provided a PowerPoint presentation to the IIBC. They also illustrated a review of the online tool and explained how the beta test had been established, with a scoring system of 100.

David and Jiri were able to demonstrate the key parameters of the BIQ tool, which could be used to determine the overall score. It was also explained that any users that want more information (ie. lighting systems), web links would be established to CABA members that provide those products or services.

The next phase has already started, whereby industry representatives have begun testing the tool utilizing a specific commercial building. These 10-14 testers have also been requested to provide feedback through a short questionnaire on how the BIQ tool could be modified and improved. A number of IIBC have volunteered to undertake this task.

Upon completion of this phase, the tool will be linked to the CABA eStore in a manner that the industry can purchase individual or yearly licenses. A marketing campaign has already begun with Kirk McElwain attending BuilConn 2006, David and Jiri, along with CABA staff, attended BOMA International, Realcomm 2006 and CABA's Intelligent Buildings Leadership Forum in Dallas, TX. Further efforts are taking place through media articles and David Katz plans to attend FIATECH's upcoming event. CABA will also be able to promote both the LCC and BIQ tools at the Connected@Home 2006 (www.connectedathome2006.com).

It was announced that the BIQ tool would be launched before Dec. 31, 2006. The first big marketing event after the launch will be AHR Expo 2007.

4. CABA Intelligent Buildings Roadmap (IBRM)

Tim Woods and David Skelly, of Cookson Consulting, are the IBRM Project Managers and provided a brief report on the IBRM. There are 15 participating companies and organizations that have each contributed funding to the IBRM. The Building Intelligence Group, led by Paul Ehrlich, was selected through an RFP process to undertake the research for the IBRM. The work is now underway with regular updates and input from the IBRM Steering Cttee. Pete Horton, from The Watt Stopper/Legrand, has been elected Chairman of the IBRM, and Stephen Selkowitz, from Lawrence Berkeley National Laboratory, has been elected Vice-Chair.

The final IBRM Report and deliverables are expected by March 15, 2007. The final report will be provided to the IBRM Steering Cttee and embargoed for four (4) months before being released for wider distribution. The Executive Summary will be provided to CABA members upon completion of the project, through the CABA Research Library.

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

Ron Zimmer indicated that certain aspects of CABA's IBLF were successful in Dallas, TX when it was held in conjunction with BOMA International's Conference and Realcomm 2006. However, despite a strong effort to market the event, the number of sponsors and registrants didn't meet the CABA Boards' expectations. However, one of the key objectives was to provide an opportunity to debate many of the key issues, opportunities, strengths and weaknesses of the IB sector. This was important because the IBRM Steering Cttee held their first "face2face" meeting and the conference offered an opportunity for the Steering Cttee to discuss some of the key objectives and deliverables that should be included in the IBRM project.

Tom Lohner outlined a proposal that he has presented to CABA and several other industry organizations. The concept is that there are too many small intelligent building conferences and related events making it difficult for industry to support all of them. Therefore, these organizations should come together and develop one event that serves the needs of the majority of the industry and companies involved with "intelligent buildings". Ron indicated that CABA was supportive of the concept, however many of these same organizations that have established events are not willing to share their profits if there was one combined tradeshow/conference. Tom volunteered along with Bob Tarrant, BTR div RIA CONNECT, Inc., with Terry Hoffmann agreeing to provide assistance, to complete a white paper that outlines the issues and opportunities for one larger combined "Intelligent Building" event. It was agreed that this white paper and this concept should be discussed more at the next IIBC meeting at AHR Expo.

Ron indicated that if this concept was to proceed it would likely have to be planned for 2008, due to budgeting by companies and plans already in place for 2007. He also indicated that in the interim, both Realcomm and InfoComm International have approached CABA to collocate IBLF with their events in June 2007. CABA will evaluate both opportunities and make a recommendation to the CABA Board of Directors at their Nov. 2006 meeting. It was suggested, that based on the past sponsorship/delegate participation, that the IBLF should become very focused, with emphasis on the results of the IBRM. Therefore, a 1.5 day event is being conceptualized, with an IIBC meeting, keynote presenter, and opening reception on Day 1. Day 2 would then focus on the results of the IBRM.

6. Next Meeting

It was agreed that the next IIBC meeting should be held in conjunction with AHR Expo 2007.

7. Meeting adjourned at 12:30PM EDT.

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