**CABA Intelligent Buildings Industry Roundtable**
**Minutes**
**Tuesday, Feb. 8, 2005**
**Orange County Convention Center**
**Orlando, FL**

**Attendees**

| Last Name | First | Organization |
|---|---|---|
| Althof | Jay | Trane GCS |
| Amborn | Randy | Trane - Global Controls & Contracting |
| Arana | Natalia | Latin Press, Inc. |
| Arcila | Julien | Latin Press, Inc. |
| Barker | Kimberly | Siemens Building Technologies |
| Bhusari | Sanjyot | Affiliated Engineers SE, Inc. |
| Bryson | Fred | CABA |
| Budiardjo | Anto | Clasma, Inc. |
| Christopher | Ron | Control Solutions |
| Considine | Toby | UNC Chapel Hill |
| DeNamur | Mike | Honeywell |
| Dern | David | CABA |
| Diaz | Jose | Trane GCS |
| Dougherty | Fred | Liberty Property Trust |
| Dunn | Wayne | Sunbelt Engineering |
| Ehrlich | Paul | Clasma, Inc. |
| Epishina | Elena | MidExpo (Russia) |
| Evans | Jay | UNC-Chapel Hill, Facilities Services |
| Fournier-Chalmers | Aline | CABA |
| Gannon | Patrick | OASIS |
| Gentry | Hal | Gridlogix, Inc. |
| Gowri | Krishnan | Pacific Northwest National Laboratory |
| Hansen | Aaron | Tridium |
| Hansen | David | U.S. Department of Energy |
| Hitchcock | Rob | Lawrence Berkeley National Lab |
| Huneycutt | Tim | Gridlogix, Inc. |
| Keel | Thomas | Georgia Institute of Technology |
| Kolasa | Roy | Honeywell Global Marketing |
| Lafever | Douglas | EMCOR |
| Lim | Kai | Faber Maunsell |
| Lohner | Tom | TENG Solutions |
| Lydon | Bill | Applied Marketing Concepts |
| Mattox | Mike | Tour Andover Controls |
| Mawatari | Toshiko | NTT Data Corporation |
| McBrayne | Scott | Cadillac Fairview Corp |
| McCallum | James | Direct Energy Business Services |
| McGowan | Jack | Energy Control Inc. |
| Mergner | Konni | Novar Controls |
| Metcalf-Kupres | Kim | Johnson Controls, Inc |
| Name | Name | TCS Basys |
| Nguyen | Steve | Echelon Corporation |
| Paluoja | Roy | Seneca College, Centre for the Built Environment |
| Rannels | James | U.S. Department of Energy |
| Santos | Marcelo | The Trane Company |

| Shipley | Ben | TCS Basys |
| Sinclair | Ken | AutomatedBuildings.com |
| Tanaka | Hiroaki | Yokogawa Electric Corporation |
| Tomita | Toshirou | Yokogawa Electric Corporation |
| Towler | Jeremy | i&i limited |
| Uden | Dave | Trane GCS |
| van Keuren | Jeff | Edwards Systems Technology |
| Vargas | Hernan | CLIMA (Quito, Ecuador) |
| Wacks | Ken | Ken Wacks Associates |
| Wetmore | William | RCC Consultants |
| Zimmer | Ron | CABA |

(We apologize if your name is missing or incorrect and please let the CABA office know at: mailto:caba@caba.org).

## 1. Introductions

Ron Zimmer, CABA President & CEO, welcomed the many delegates and guests. He indicated that while only 10-20 delegates were expected and due to an overwhelming pre-registration a larger room was secured.

The head table was introduced which included: Tom Lohner, Chairman of CABA's Intelligent & Integrated Buildings (IIB) Council and CABA Board members: Jay Althof, Trane Global Controls Systems; Roy Kolasa, Honeywell Global Marketing; and Steve Nguyen, Echelon Corporation.

Ron explained the background and history of CABA and that the organization was the only non-profit industry association devoted to integrated systems and home/building automation. The objectives of the meeting were to share industry information and also gather research/information to assist the industry in growing as well as gather feedback for the CABA Board of Directors in their efforts to build and expand the sector.

Ron provided an overview of CABA's IIB Council and introduced Tom Lohner, Chair of the IIB Council. Ron also indicated that Kirk McElwain, CABA's Technical Director, would be working on other CABA projects and as a result Ron would now become the staff liaison to the IIB Council.

## 2. IIB Council Update

Tom Lohner provided a more detailed history of the three year old IIB Council. He presented a PowerPoint presentation (http://www.caba.org/links/iibc_roundtable.html). The Council activities to date have focussed on six projects. Task Forces were formed in each area and when a project was completed the TF disbanded. The past and current activities are:

1. Intelligent Buildings Rating System.
2. Middleware White Paper.
3. High Performance Building Demo Project.
4. Best-Practices Guide for Intelligent Buildings Technologies (Phase 2).
5. FIATECH Roadmap.

More detailed discussion took place on the projects such as:

## 2.1 Intelligent Building Rating System

The project was initially proposed by The Appraisal Institute to see if an IB ranking and rating tool could be developed to assist the large building sector, especially appraisers, who are trying to understand and quantify the added value of an IB.  Therefore, the objectives are to develop an evaluation and assessment protocol and a guide for integrated and intelligent buildings.  The term that has been utilized by the IIB Council is Building Intelligence Quotient (BIQ).

A Request for Proposal has been developed that will ask industry stakeholders to develop this process and BIQ rating system.   Originally it was hoped that CABA could generate funds to complete this project.  However, funds were not found and therefore the current RFP will look for groups to self-finance and develop this process.  It is anticipated that CABA and IIBC Council members would serve in an advisory capacity, when the project is completed.

It was indicated that the RFP had been circulated to the IIB Council and would be circulated in the near future to others in the industry.  The timelines would be adjusted to accommodate the delay in circulating the RFP and it is expected the project would be completed in 2005.

## 2.2 Middleware White Paper

This project was completed and can be found at: [http://www.caba.org/councils/council-tf2.html](http://www.caba.org/councils/council-tf2.html). Tom Lohner thanked the many people that worked on this project.

## 2.3 Life-Cycle Costs Analysis Tool

Thom Keel, Ph.D. Student - Georgia Institute of Technology, has been chairing the Task Force and work has been progressing on developing an online tool or parametric model for both new and renovated buildings.  The goal is to analyze the individual operating and maintenance costs and develop supporting documentation for each cost to lend credibility to final net present (NPV) comparisons.  There have been several groups that have committed a modest amount of money to assist in the completion of this project. Due to lack of participation in the survey, requests for partnerships will be examined to see if this project can be completed by year-end.

## 2.4 High Performance Building Demo Project

CABA has an MOU with the National Research Council Canada to develop Building M-20 into a High Performance Building that can be a world-class showcase building.  Phase 1 is to complete a feasibility and scoping of the overall project.  Based on this work, Phase 2 would bring all stakeholders together to determine how the project should proceed. Funding has been committed to initiate Phase 1.

**2.5 Best-Practices Guide for Intelligent Buildings Technologies-Phase 2**

The Best-Practices Guide for Intelligent Buildings was completed by Dr. Ken Wacks, of Ken Wacks Associates.  This can be accessed at:  http://www.caba.org/trm.   Phase 2 will only proceed if funding is secured for this project.

**2.6  FIATECH Roadmap**

A number of CABA IIB Council members actively participated on the FIATECH Roadmap project. For more information on FIATECH and their Roadmap, please go to: http://fiatech.org.  This concludes CABA's official participation in this project.  However, companies and individuals may be interested in participating in the projects that have been identified in the FIATECH Roadmap.  Tom Lohner thanked all participants for their valuable time and assistance to this important work.

**3.  U.S. Department of Energy Presentation**

Ron Zimmer introduced David Hansen, Engineer, U.S. Department of Energy (DOE) who provided a presentation with PowerPoint support.  Go to CABA's Forum to view the presentation (http://caba.infopop.cc/eve/ubb.x). David gave an overview on a major research project focussed on "Advanced Controls and Sensors".  The full study is near completion and incorporates material on:

- Sensors and controls.
- Networks, security, protocols and standards.
- Current applications and strategies for new applications.
- Market assessment.
- Distributed energy and grid issues.
- Recommendations and future action.

David Hansen answered questions and reaffirmed that the full research report was in the final phase and would be available in the near future.  Ron Zimmer indicated that the intent is to have this Report added to CABA's Research Library when it becomes available.  For a listing of the research currently in the library go to: http://www.caba.org/aboutus/public_info.html.

**4.  XML-Web Services Development**

Ron Zimmer gave a background on CABA's efforts related to XML and web services.  He discussed CABA's work to create oBIX (Open Building Information Xchange) and the current work at the Organization for the Advancement of Structured Information Standards (OASIS). He introduced Aaron Hansen, of Tridium, Inc., who provided a more detailed update on the oBIX activities.  Patrick Gannon, OASIS President, was also introduced and commented on some of their activities.  It was pointed out that the XML Symposium 2005, would also be hosted by CABA and Clasma, Inc., on Feb 9.  There would be a full day of information related to industry activity in XML and web services, with a particular focus on the HVAC sector.

5.  **CONNECT 2005 - Intelligent Buildings**

    CABA has hosted the Intelligent & Integrated Buildings Conference in the past and Ron Zimmer was pleased to officially announce that this conference was now being rebranded "CONNECT 2005 - Intelligent Buildings".  CABA and IBF Conferences were collaborating on this conference which would focus on business development, strategic partnering and private equity investing for emerging technology.

    The event is planned for June 28, 2005, in Anaheim, CA, and will be held in conjunction with the BOMA International Conference and Realcomm 2005.  More information can be found at: http://www.ibfconferences.com/ibf/viewdetails.asp?lstconfname=155.  CABA is now looking for sponsors, speakers and delegates to attend this unique intelligent buildings conference.

6.  **Roundtable Discussion on Industry Developments and Issues**

    Tom Lohner chaired this section of the meeting and the primary questions focussed on the IIB Council activities.  A number of people wanted clarification on the Intelligent Building Ranking System and also the Life-Cycle Cost Tool.  The other area that resulted in much discussion was the work taking place on XML and web services, especially through the oBIX initiative.

    Ron Zimmer pointed out that the minutes of the meeting and presentation material would be circulated to all participants that registered.  It would also be made available to the public on the CABA Forum section (http://caba.infopop.cc/eve/ubb.x).  The CABA Board members thanked the speakers and delegates for sharing information and issues that need to be addressed by the organization and sector.


    Meeting Adjourned - 5 PM



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