

DRAFT
CABA Intelligent & Integrated Buildings Council
Teleconference Meeting Minutes
Thursday, April 27, 2006
12:00PM -1:30PM

Participants at meeting:

Lohner, Tom, TENG Solutions and Chair IIBCouncil
Clute, Dave, Cisco Systems
Dougherty, Fred, Liberty Property Trust
Duggan, Tim, Reed Construction Data/RSMMeans
Fung, Phil, SRS Inc.
Katz, David, Sustained Resources Management Inc.
Keel, Thomas, Georgia Institute of Technology
Noiseaux, Daniel, Ariane Controls
Pascual, Leonard, CasaWorks
Stroede, Andrew, Panduit Corp.
Wacks, Ken, Ken Wacks Associates
Zimmer, Ron CABA President & CEO

1. Welcome and Introductions

Tom Lohner, IIBC Chairman, welcomed Council members to the call and had everyone introduce themselves.

2. Review of Minutes

Tom indicated that the minutes for the January 24, 2006, IIBC meeting had been circulated and posted on the CABA website in the IIBC Forum. Ron Zimmer reminded everyone that all documents for the IIBC are posted in the Forum section and CABA members and non-members can access this section and can easily set it so that notification is delivered to IIBC members, when new material is posted. The minutes were accepted.

3. Review of Joint BIQ/LCC Project Steering Cttee Meeting

Tom explained that due to the work on both the Building Intelligence Quotient and the Life-Cycle Costs Analysis Tool it was agreed that a Joint Steering Cttee be established so that the sharing of information could be easily facilitated. This Steering Cttee has been meeting and providing input to both the BIQ Consortium and Reed Construction Data/RSMMeans on the LLC Project.

3.1 BIQ Project

David Katz gave an update report on the developments of the BIQ Tool. A questionnaire has now been developed and is being forwarded to a number of IIBC and Steering Cttee members. A NDA has been developed to protect the intellectual property of both the BIQ and the participating organizations. The project was recently profiled at the Intelligent Buildings Summit in Toronto and will also be promoted at BuilConn. Ron Zimmer indicated that the World Teleport Association has an Intelligent Building of the Year Award and CABA is selecting the winner, utilizing the questionnaire as part of their selection process. David indicated that the BIQ prototype will be ready to showcase at the CABA Intelligent Buildings Leadership Forum and at CABA's exhibit in Realcomm June 25-27 in Dallas.

3.2 LCC Project

Tim Duggan indicated that from the special industry meeting in Boston work has been progressing steadily on the online tool. Jean Spencer is the lead engineer on this Project and by May 15 questionnaires are expected to go to some of the CABA members to help finalize the LCC Tool. The objectives are to have a prototype ready for the CABA Intelligent Buildings Forum and at Realcomm's trade show. Discussion centered on the pricing for the tool and plans are for single users and year long licenses for larger companies. Small companies are expected to have free trial usage and the IIBC encouraged RSMMeans to keep the pricing low for maximum usage. The LCC Tool would be able to utilize the five thermal zones of North America. Also, Reed Construction Data/RSMMeans are expected to develop the Tool and maintain it - however CABA members would receive a discount for license fees.

4. CABA Intelligent Building Roadmap

Ron Zimmer gave a brief history on the IBRM Project and indicated that the current Technology Roadmap for Intelligent Buildings (www.caba.org/trm) is approx. four years old. Based on an IIBC recommendation, the CABA Board of Directors authorized the development of version 2. There are now fourteen organizations that have committed to providing \$15k each to have the project completed by Jan. 31/07. Once all the contracts are signed an official announcement will be made via a media release. A project manager will also be contracted to undertake the role of working with the IBRM Steering Cttee and the research group. The process that has been established will also allow many industry leaders to have input in this important Roadmap, when the industry gathers at the Intelligent Buildings Leadership Forum.

5. CABA Intelligent Buildings Leadership Forum

Ron Zimmer and Andy Stroede, Conference Co-Chair, both outlined some of the key features of this important event. Ron thanked Co-Chairs Andy and Jack Tison, from Panduit Corp. and the Advisory Board for assisting in the selection of the key workshop and session topics. The IIBC was encouraged to sign up as speakers, sponsors and exhibitors as there are an expected 150 delegates. Full details can be found at: <http://www.caba.org/leadersforum/>.

6. Intelligent Building of the Year Award

As per # 3.1 CABA has volunteered to work with the World Teleport Association to select the winner of this award. The BIQC are assisting with the selection process. Members are encouraged to nominate (no cost) buildings/organizations that are deserving of this award.

7. CABA Strategic Plan

Ron spoke about the process that the CABA Board has implemented to create a comprehensive CABA Strategic Plan. The work of an external consultant and many meetings later should result in a final CABA Strategic Plan that will be ratified at the May 3-4, 2006 CABA Board meeting.

8. CMHC Case Studies

CABA was approached by the Canada Mortgage and Housing Corp to see how many good projects from the integrated systems area of condominiums, townhouses and assisted living facilities. CABA receives a small fee for every case study that is published. CABA has contracted with a writer to complete

several of the best case studies, that involve CABA members. Any person that may be aware of a potential case study is recommended to contact the CABA office. (caba@caba.org). While the companies providing technology can be from anywhere, the building must be in Canada.

9. Next Meeting

It was agreed that the IIBC should have a "face2face" meeting on Monday, June 26, 2006 to take advantage of the many Council members being in Dallas for BOMA, Realcomm and CABA's events. Ron Zimmer also again encouraged everyone to join the workshops as an "industry expert".

10. Meeting adjourned at 1:30 PM.

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