

CABA Intelligent & Integrated Buildings Council
Meeting Minutes
Collocated with ASHRAE/AHR Expo
Jan 24, 2006
2:00PM-4:00PM

Participant at meeting:

Keel, Thomas, Georgia Institute of Technology, Acting IIBC Chairman
Aiello, Dean, Douglas Controls
Boudreau, Claude, Honeywell Building Systems
Budiardjo, Anto, Clasma Events
Dempsey, Laura, Reed Construction Data/RSMMeans
Dern, David, CABA Marketing Director
Duggan, Tim, Reed Construction Data/RSMMeans
Golovin, Audrey, "BIG_RU" Associates BacNet Interest Group
Haaser, Barry, LonMark International
Katz, David, Sustained Resources Management
Kolasa, Roy, Honeywell Building Systems
Lane, Robert, Robert Lane Associates
Millaire, Guy, CABA Technical Director
Nguyen, Steve, Echelon Corporation.
Nitsch, Tim, Panduit Corporation
Ochi, Kaz, Cisco Systems
Richards, Brooke, Richards/Zeta Building Intelligence
Schell, Mike, Airtest Technology
Stelatos, Denis, Telus
Stradtman, Brad, Invensys Building Systems
Wacks, Ken, Ken Wacks Associates
Wiemeyer, Jim, Panduit Corporation
Zimmer, Ron, CABA President & CEO

Discussion:

Introduction: Thomas Keel, Acting IIBC Chairman, started the meeting with the introduction of the participants, the approval of the minutes of the last meeting and the acceptance of the agenda. The floor was then opened for presentations and discussions.

CABA Life-Cycle Cost Analysis Tool (LCC) (IIBC Task Force 3): Tim Duggan, RSMMeans, provided a general overview of the LCC project. A PowerPoint (file) of all the presentations projected during the meeting will appear on the CABA WEB site within the week at <http://www.caba.org/links/presentations2.html>. A general call for volunteers was made to take part in a steering committee. In addition, a request was made for the participants to commit to testing the tool prior to general release.

CABA Building Intelligence Quotient (BIQ) (IIBC Task Force 1): David Katz, Sustained Resources Management and project manager of the Building Intelligence Quotient (BIQ) Consortium, presented the future vision of the BIQ. A general call for volunteers was made to take part in the steering committee to assess the tool. In addition, a request was made for the participants to commit to using the tool for a fee, which is another form of encouraging buy-in and sponsorship for the tool.

High Performance Intelligent Building Demo Project: Guy Millaire, CABA Technical Director, presented the history of the project and invited participants to suggest other buildings suitable for a demo-building model. The report developed by TENG Solutions is available for review on the IIBC Forum at <http://caba.infopop.cc/6/ubb.x>

Intelligent Buildings Roadmap (IBRM)/Technology Roadmap for Intelligent Buildings (TRM) re-write: Guy Millaire gave an overview of the TRM re-write and/or IBRM. The presentation was geared at raising the interest to update the document. He provided a brief history of the original version of the TRM document and confirmed that the project was approved by the CABA Board of Directors, with the condition of a funding plan. A sponsorship program must, therefore, be put in place before the project proceeds any further. The required funding is estimated to be US\$150K, suggesting that ten (10) sponsors of US \$15K each come forward. The PANDUIT Company has already offered some initial project funding. The current Roadmap (TRM) can be accessed at <http://www.caba.org/trm/>

CABA Intelligent Buildings Forum Advisory Board: Ron Zimmer spoke on the function of the CABA Intelligent Buildings Forum Advisory Board, a body charged with setting direction to CABA on the conferences of interest to the membership. The current event is planned to be held, June 25-27, 2006 (Dallas, Tex), and collocated with Realcomm and BOMA (Building Owners and Managers Association) International Conferences.

IIBC Sub-Committees: Ron Zimmer listed and described the various IIBC sub-committees to the participants with an opened invitation to join the various groups. The following is a description of the IIBC and the active sub-committees:

- The Intelligent & Integrated Buildings Council (IIBC) specifically reviews opportunities, strategizes, takes action and monitors initiatives that relate to integrated systems and automation in the "large building" sector. The Council is comprised of leading and visionary representation from all segments of the building industry including manufacturers, service providers, building owners and building professionals. The sub-committees are listed as follows:
- BIQ Steering Committee: The Building Intelligence Quotient Steering Committee provides input for the development of an intelligent buildings ranking tool.

- **Life-Cycle Costs Steering Committee:** The Life-Cycle Costs Steering Committee provides guidance over the development of an online life-cycle costing tool.
- **Intelligent Building Demo Project Committee:** The Intelligent Building Demo Project Committee works to define and investigate opportunities where buildings can be retrofitted with intelligent technologies for applied research.
- **Intelligent Buildings Roadmap Steering Committee:** The Intelligent Building Roadmap Committee provides input and oversight over the development of CABA's Intelligent Building Roadmap.
- **Intelligent Buildings Forum Advisory Board:** The Intelligent Buildings Forum Advisory Board oversees the development and programming of CABA's annual event focused on large building automation and system integration.

Summary of the presentations:

The summary of discussions within the confines of the IIBC meeting and the subsequent networking is as follows:

LCC: There is a great interest in the LCC and an urgent need to bring the tool operational at the earliest possible opportunity. There was a question as to the basis of reference used to establish predictions. The square-footage approach may not be the ideal reference, when considering the synergy derived from the introduction of integrated technology in a building. A suggestion was made that the LCC committee investigate the use of “intelligent points” as a basis for measuring building intelligence. A reference was also made to a building in Singapore having 200,000 points, as an example. As well, the prediction must be based on proven factors, which would endure a validity challenge from the industry.

BIQ: It is very obvious that this tool is long overdue. The marketplace is in need of a ranking application, one that would provide a measure of the efficiency of a building and therefore establish a favourable market value for the building. It is envisioned that both the LCC and the BIQ will eventually work in concert with each other.

IBRM: The technology roadmap is one of the building blocks for the development intelligent buildings. This document is recognized as a valuable tool to set the future direction of the building industry. It would also be a reference for the upkeep of the LCC and BIQ.

Conclusion:

- There is a pressing need to get an operational version of the BIQ and LCC to the industry at the earliest possible opportunity.

- Steering committees are an intricate part of the development process for these two tools and the membership is encouraged to participate.
- Both the BIQ and the LCC share a common information reference and should be developed in harmony with each other.

Action item:

- The members, who volunteered to take an active role on the committees, will be provided with the necessary information for an easy transition to the various groups.
- Efforts will be made to ensure that the basis of reference, used to develop the BIQ and LCC, will be shared, therefore facilitating future links between the two applications.

Adjournment:

The meeting was adjourned at 4:00pm. The next (teleconference) meeting is tentatively set for April 27, 2006 at 12:00 (noon) EST.