

Conference Notes - CAIS/CostWorks User Meeting

November 27-29, 2007 - Las Vegas, Nevada

Meeting Date: November 27, 2007

EES – Ruth Ann Smith

- Ruth Ann made a presentation on CAIS and CostWorks accomplishments (from April 2007 to November 2007).

DOE Headquarters – Gary Horn

1. Reviewed organizational changes at OEEM. Peter O’Konski will be taking Rose Jordan’s place at the end of the year and will be Gary’s supervisor.
2. Reviewed President’s Management Agenda (PMA) scorecard for DOE.
3. Discussed Sustainability Green Building/ Leadership in Energy and Environment Design (LEED) initiatives.
4. LEED Gold certification is the goal for all new DOE construction.

NTS – Barbara Spavin / Data Warehouse

1. Demonstrated NTS Data Warehouse application.
2. This application integrates a large number of different databases.
3. Some reports track DM activities on a month by month basis and year by year.
4. This application is written primarily in Cold Fusion with some reports that use Oracle Discoverer and pulls data from CAIS, FIMS, Maximo, Sunflower (Property Management), etc.
5. Barbara noted that it took some time and effort to get CAIS and FIMS to match up and that keeping the various shared data fields used to link the various databases is crucial to the success of the application.
6. Barbara noted that integrating Maximo for other sites to this application would require additional coding since each site will have customized Maximo.
7. Barbara noted that this tool is very easy to use and does not require large amounts of programming.
8. Barbara is considering offering seminars on how to do this.
9. Barbara noted that the application is for viewing only and you may not make any updates to the underlying data.

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NTS – Billy Johnson / NTS CAS Overview

1. NTS inspectors do their own data input.
2. Billy noted that the definition of deferred maintenance (DM) is a judgment call.
3. Gary Horn noted that reporting of DM should not be influenced by if you can afford to fix it.
4. Billy noted that doing inspections as a team works well especially from a safety perspective.
5. Billy noted and Steve Patterson agreed that it was helpful to prepare an inspection package including the Complete Survey Detail report for the asset, floor plans, etc. prior to the inspection
6. Billy used the completed cost to track the actual cost to repair deficiencies.
7. Steve uses extra location five to track 2003 baseline dollar values.

EES – Ken Rowe / CAIS Status

1. Ken updated the attendees on responsibilities and accomplishments since the last conference.

RS Means – Bob Gair/ CostWorks Training

1. A one day CostWorks training class was conducted in the Las Vegas Computer Training Room simultaneously with the above session. Six trainees were in attendance.
 2. Subjects covered RPV model development; customization of RPV models, CostWorks reporting tools; and estimating sustainment costs using the CostWorks Sustainment Calculator.
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Meeting Date: November 28, 2007

Presenter: Dan Soper

1. Dan presided over the official nomination and unanimous election of Steve Patterson as the new CAIS/CostWorks User Group Coordinator.
2. Steve recognized the excellent work that Dan has done for our group.

Presenter: Ken Baker / CostWorks Enhancements

1. Ken Baker made a MS PowerPoint presentation to the group on proposed CostWorks enhancements.
2. The enhancements proposed included modification of the housing models; developing OSF FM&R tasks; development of the Pantex FM&R for their 4 unique facilities; housing keeping of some FM&R tasks; and a sustainment report that depicts costs on a Unifomat II, Level 2 basis.

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Presenter: Jerry Bingham / Estimating OSF Replacement Plant Values (RPV)

1. Bill Buyers asked the group what criterion was used to break out distribution systems.
2. David Black noted that the OSFs are separated from the buildings.
3. Steve Patterson noted that they use an engineering software program called Micro Station and they use the engineering drawings from this software to quantify their OSFs.
4. Darrell Johnson mentioned that MARS gives a lifecycle tool.
5. Darrell noted that INL was a shut down site but now they have a new mission so they will continue to operate into the future.
6. Dan Soper noted that digging is risky and expensive.
7. Dan Soper said that NTS is going to all vacuum utility corridors.
8. John Bauckman suggested that the group look at the FCOG maintenance subgroup forums for additional information on OSFs.
9. Steve Mattair mentioned that the monitoring wells need models/assemblies. Steve promised to furnish additional information on the RL monitoring well system.
10. John Bauckman suggested that some system be put in place so that different sites can share their custom models.
11. INL recommended that additional industrial pumping stations models be developed and would furnish specifications on their pumping stations.

Presenters Bob Gair & Ken Baker/CostWorks Estimating OSF RPVs

1. Bob & Ken provided an overview of the OSF assemblies available in CostWorks for users to estimate RPV.
2. Users can go directly to the Assemblies Costbook or Tab to find their systems using either a work or FIMS Usage Code search feature.
3. Assemblies are then migrated to the Estimator tool where standard customization and reporting features can be used.
4. The key to success of this method is that sites must know the quantities of each assembly.

Presenter: David Black / WIPP CAS Overview

1. WIPP has an integrated front end to their CAS system.
2. WIPP's CAS program makes excellent use of digital photography.

Presenter: Robert Gair / Construction Industry Trends

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Presenter: Robert Gair / Sustainment Calculator

1. Bob Gair gave an overview of the Sustainment Calculator workings and reporting features.

Presenter: Ken Baker / Sustainment Calculator Portfolio Module

1. Ken outlined a sustainment portfolio module enhancement being proposed to quickly estimate sustainment costs using data from the FIMS standard RPV models.
2. The exported FIMS data would be batch loaded in CostWorks and run through calculator process.
3. The data exported would be the site and area numbers, property ID, year built, RPV model, and status and mission dependency fields. The time period and report format could be selected in a dialogue box prior to starting the calculation.
4. The module assumes that the FIMS standard models accurately depict the assemblies of the facility. The module runs only for standard models.
5. Cost inflators for labor and material were recommended to reflect real world conditions. Gary Horn suggested that OMB inflators also be included in the calculator process.
6. Both Max Rosenquist and Steve Patterson requested that there be a way to import into CostWorks all of their FIMS assets so that they don't need to manually enter the Site/Area/Asset ID. They also requested that the square feet, model type and RPV be imported as well. Max requested that Number of Floors and Number of Floors below grade be included as well.
7. Gary Horn requested that a report be developed to show buildings that do not have model type defined.
8. Gary agreed with Max that Sustainment should pull RPV from FIMS.

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Presenter: Ken Baker / Sustainment Calculator – The Graded Approach

1. Graded approach estimating was raised by Ken and the FIMS status and mission dependency fields would be used to establish the CostWorks rules for estimating sustainment. The initial rule for full sustainment cost estimating would be based on status selections 1, 2 and 6. EM site representatives stated that guidance for sustainment cost estimating for shutdown facilities is based on safety and health conditions and would furnish additional information on this guidance.
2. Someone mentioned that the disposition year could be taken as an input and that the costs for the asset should stop being calculated when you reach the disposition year.
3. Another member commented that disposition years tend to float forward in time.
4. It was suggested that a percentage factor could be applied to each system to support the graded approach.
5. There was discussion of how to use the Master Planning Indicator (MPI) from FIMS lead by Max Rosenquist. The Office of Science uses this indicator. Max explained that even Mission Critical facilities are maintained differently based on their MPI. For example, some buildings will be used indefinitely (high Sustainment), some will be replaced (medium Sustainment) and some buildings will have their mission eliminated and the building will be demolished (low Sustainment). SC uses percentages of total sustainment costs to estimate each sustainment levels.

Presenter: Ken Rowe / CostWorks Import Into CAIS

1. Ken demonstrated how easy it is to import custom models with more accurate RPV Ratios into CAIS.

CAIS Training Needs

1. There is interest in Inspector Training (i.e. how to conduct a condition assessment).
2. INL needs to have one inspector trained for CAIS.
3. John Bauckman mentioned that there was funding available to baseline the CAS process across the DOE complex.

Next User Conference

1. The next conference will be in May or June.
2. Chicago and Las Vegas are possible options.