

Meeting Minutes from Condition Assessment Group Meeting
March 10-12, 2009
North Las Vegas, Nevada

*Minutes provided by Ruth Ann Smith and Ken Rowe. For more detailed information regarding Site Status Reports, all the various meeting presentations (with their slide presentations) please visit the CAS homepage, <http://caisinfo.doe.gov/UserConf.htm>

03/10/2009

Site Status Reports (slide presentations with additional details available on webpage)

1. Steve Patterson from Pantex noted that they will be transitioning from Passport to PeopleSoft for their CMMS system.
2. Gene Buck from LANL noted that they are in the process of cleaning up their FIMS data. They will be scrubbing obsolete assets and consolidating their OSFs. This process is complicated because, in some cases such as the telephone system, ownership is not clear.
3. INEL noted that it is important to get all parties involved in the inspection process together before and after the inspection.
4. Billy Johnson from NTS noted that their 750 OSFs need to be assessed. They will rely on their Subject Matter Experts (SMEs) for this process. They use ICC certified inspectors in electrical, mechanical and architectural instead of three specialists. FIMS to CAIS enhancements is very helpful
5. Gene Buck from LANL noted that if you have a certified inspector, you can back up your inspection data when the building owner questions the inspection data.
6. Someone noted that if a building was built prior to the enactment of building codes, then it is not subject to the new building code. However, any part of the old building which undergoes major renovations would then be subject to the new building codes.
7. Billy Johnson from NTS stated that ICCSAFE.org offers training and seminars that are often free of cost.
8. Debbie Etheridge said they do not have inspectors. They use Passport input and subject matter experts. They are currently only using CAIS for DM. She provides FIMS her DM information. Her manager went to EFCOG and talked with LLNL about use of CostWorks.
9. Steve Mattair from Hanford mentioned that their site contract is under protest. The current incumbent contractor is running the site under six month extensions.
10. Beryl Stevens from ORNL stated that they use a four year cycle for their CAS inspections. They use facilities engineers to do the inspections with the inspectors.

11. Dennis DuPont from LM/Grand Junction is in the process of doing a QA of all of their FIMS data. They are looking for a consensus / guidance on the definition of deferred maintenance (DM). LM has 51 sites.
12. Darrell Johnson from INEL noted that water systems are broken down by potable and non-potable. You need to define where your boundaries are.
13. Gene Buck noted that LANL's water systems are broken down by technical area.
14. Bill Denton from LLNL stated their valves and pipes area separated into different Inspection Units (IUs).
15. There was a discussion on how to rate/assess underground valves which cannot be visually inspected. Pantex rates them based on their two year maintenance history. Other ways to rate them include life-cycle and interviewing their subject-matter expert. Milt West from OST stated that the best way to assess a valve is to exercise it. He would like more guidance on this topic because physical inspection is typically not an option.
16. Mike McGrady from NREL showed their new LEED Platinum building.

HQ News – Gary Horn (slide presentation available on webpage)

1. PMA Scorecard – the Management Reform Agenda emphasis will still exist even if the scorecard goes away
2. Environmental Stewardship Scorecard – carbon footprint is the new effort – determining how to measure and what is really needed.
3. RPAM – there will be limited updates to bring up to speed with DOE orders, etc.
4. AUI – Asset Level Utilization – ration of occupancy to capacity may eliminate need to validate net square feet.

DM and Underground Piping – Steve Patterson (slide presentation available on webpage)

Steve uses CostWorks to create Projects to make use of RS Means official costs for current DM. He keeps dollars on record for when it went to deferred maintenance. Access reports show details of total project estimate costs and CAIS provides the precise DM data.

Pantex tries to allocate so much funding per year for DM piping projects. Approx. 90% of this work is done by outside contractors. He uploads CAIS DM data to one piping asset in FIMS.

Sustainment at NTS – Steve Mortenson (slide presentation available on webpage)

Steve discussed what determines mission critical, mission dependent not critical, and not mission dependent. He stated that DOD and DOE use similar models. The big change has been that repairs weren't getting to CAIS, so bought down wasn't evident. Now there is a form and more questions are asked and as a result more is reported. He commented that they are already at 50 years for their buildings and so the system tells them to rebuild.

CAIS HOME PAGE – Ken Rowe (slide presentation available on webpage)

It was determined that the public web page information should be removed from CAIS and a link should replace it.

It was suggested that the welcome screen for CAIS be upgraded and that a password expiration notice be added as well as an ad hoc reporting tool and a message board for reminders.

03/11/2009

Costing Trends – Bob Gair (slide presentation available on webpage)

The first quarter update needs to be downloaded to CD to overlay the existing file.

FIMS TO CAIS – Bill Fox (slide presentation available on webpage)

Bill explained the trigger process for Oracle and Dennis Dupont recognized that he might be able to use a similar process for transferring data from his CEPRO system to feed FIMS.

Site Round Robin - OSF DISCUSSION (slide presentations available on webpage)

1. Gene Buck/LANL said that, for sewer systems, they map sewer lines to GIS coordinates/codes. 1000's of records have been input and 520 new assets have been added to FIMS. For OSFs they consider work order history, age and use visual inspections when possible.
2. Gene Buck/LANL used an intern to do the data input and he/she did a great job.
3. Jerry /INL said that they have 1700 monitoring wells that they include as one OSF. He would like to get away from using the System Deferred Maintenance Screen but aren't able to do so as yet.
4. Bill Denton/LLNL, breaks roads and fences into sections. Dennis Dupont, LM, is now adding OSFs to FIMS. They use a location map to id different aspects, where OSFs are. They use GPS system

5. Steve Mattair has 350 OSFs he is struggling with tank farms containing waste which are he and there are 12-16 farms of tanks. He said they will need to develop their own model
6. Mike McGrady, NREL, said they have one asset in FIMS and the same asset in CAIS, but in CAIS it has many pieces.
7. Billy Ray Johnson, NTS, said he does the same thing as Buck. He said that just because you are after the optimum year doesn't make it deferred. They have a 20 year cycle for electrical.

Green Costs Type Search Demo - Ken Rowe (slide presentation available on webpage)

1. Ken clarified that you should not select "No" for the All FIMS Property because it will select too many records.
2. It was requested that the headers be locked on this screen.
3. There was also a suggestion that the format for FY Baseline Date be included to improve data entry.

System Deferred Maintenance Screen for Reporting DM on Shutdown and Contaminated Buildings - Ken Rowe and Gene Buck (slide presentation available on webpage)

1. Jerry Bingham suggested that you stay away from use of percents on this screen.
2. CAIS can currently handle uploading to FIMS for both standard CAIS and for the System deferred Maintenance Screen but not together.

CostWorks Enhancements – Ken Rowe (slide presentation available on webpage)

1. The importance of having the sustainment portfolio module was emphasized.
2. Adding sustainment costs for elevators was also discussed as a priority enhancement.

EFCOG Sustainment Costs – Steve Patterson

No specifics were discussed about the EFCOG meeting. This time was used to discuss current methodologies and processes sites are using or anticipate using to formulate their sustainment costs.

03/12/2009

CAIS Enhancements – Ken Rowe (slide presentation available on webpage)

1. There was a discussion about the contact information on the Netlist being removed. It was determined that contact information should remain.

Sustainment Models in CostWorks – Steve Patterson (slide presentation available on webpage)

1. Discussion went back to CostWorks enhancements not being implemented. Again the desire for RS Means to make CostWorks more user friendly was expressed.
2. It was noted that you cannot delete a project once it is created in CAIS
3. Don't mess with CAIS unless commitment has been made to a project. Do estimates in CostWorks. Then when approved add to CAIS. If the project isn't approved, then don't add it to CAIS, because you don't want to up deferred maintenance unnecessarily.

Inspector Training – Ken Rowe (slide presentation available on webpage)

Billy Johnson stated that the inspections are going to differ by site. It is an imprecise task and inspectors see things from different perspectives. The goal is to get inspectors in sync. Buck said he reviews new inspectors work to get them to the middle ground.