

Meeting Minutes from Condition Assessment Group Meeting

October 24-26, 2011

North Las Vegas, Nevada

*Note: most presentations have associated slideshows that are posted on the CAS website

The following Nuclear Enterprise sites and programs were represented: Pantex (NNSA), Sandia Site Office (NNSA), Sandia National Laboratories (NNSA), Savannah River Site (EM), National Security Technologies (NNSA, NSTec, NNSA), JGMS - Grand Junction, Colo (LM), DOE Headquarters (NNSA), DOE Headquarters (MA-50), INLBEA (NE), Oak Ridge National Lab, UT/Battelle (SC), Hanford (MSIN-G3-55) (EM), National Renewable Energy Laboratory (EE), DOE HQ (OECM, Energy Enterprise Solutions LLC), Y-12, National Security Complex (NNSA), LLNL Site Office (NNSA)

Monday -- 10/24/2011

Site Status

- Dennis Dupont (LM, JGMS - Grand Junction, Colo) noted they have a lot of condition assessments to do and they are integrating assessments as much as possible. They are picking up additional sites. He emphasized again that they are not CAIS users but are CAIS supporters. They do use Facilities Information Management System (FIMS) and CostWorks.
- Charlie Sexton (NNSA, Y-12) noted they have three full time inspectors and are on a two year schedule. When doing high performance utility inspections they have switched from thermal to infrared.
- Jack Butler (EM, Savannah River Site Office) said that their goal is 20% a year for inspections. They are using a tailored approach – group of trailers done on random schedule, while others are done completely. They are entering assets into FIMS Real Property, which was initially based on capital costs.
- Ed Lee (SC, Oak Ridge National Lab, UT/Battelle) noted that they have different cycles. They are questioning the labs as to whether research equipment is actually being used. Ed noted that they add value to their CAS inspections by combining them with Mission Readiness inspections.
- Billy Johnson (NNSA, NNSA, National Security Technologies (NSTec)) noted that they as inspectors don't always have access to electric panels, etc. because of Union restrictions.
- Mark Zulim (NNSA, LLNL Site Office) noted they have 700 facilities and the burden rate hadn't been upgraded. Their FCE is up from 3.8 to 4.0 %. He mentioned that the PG&E explosion and its aftermath has caused concern for pipes.
- Steve Patterson (NNSA, B&W Pantex) stated that their sites CAS inspections continue to be completed by their appropriate due dates. DM continues to rise. This is in large part due to the age of the facilities and equipment. They continue to move forward with their efforts of putting in place three CAS inspectors. They currently have two qualified on-site individuals doing the required inspections along with their other job assignments.

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Headquarters News Items – Gary Horn (OECM, DOE HQ MA-50)

- Ten new elements were initially requested for FRPP, FIMS had six comparable fields so it came down to four: number of federal people, number of contractors, number of others, number of teleworkers (optional), and anticipated disposition (estimate disposition in FIMS?).
- New definition of Excess – Paul Bosco, as a result of the OMB website transparency, clarified the difference between “available for excess not separable for sale or transfer” and surpluses which can be sold. This improvement was suggested to eliminate purchase enquiries for properties that may not be offered to the public.
- Mentioned the work in progress on the CAS Manuals.
- Talked about the possibility of using CPV in place of RPV.
- Civilian BRAC, which could result in the selling of the Forrestal Building

NNSA Perspectives – Dino Herrera (NNSA, DOE Headquarters)

- RAMP is going well and has been recognized by OPM as a best practice.
- Stressed the importance of identifying the worst first for the safety of workers.
- Stressed the importance of quality data coming out of FIMS for budgeting and sustainability. FIMS data quality from 2001 to 2011 is 100% better! Must keep it staffed to maintain quality data
- 40-60 year old buildings on HQ’s radar for facility improvements
- CAIS/FIMS programs are strong
- OECM and Program partnership is strong as is the NNSA field and Site Office relationships

Program Information Briefing – Jeff Underwood (NNSA, DOE Headquarters)

- He was really appreciative of what our efforts. He stressed the importance of quality.
- He talked about Capability Based Facility Infrastructure (CBFI)
- Stated the success of facilities and infrastructure depends on credible data that is developed by those that inspect and assess the assets across the nation
- Dino will try to fund what is between the blue and yellow lines of the metric. Need to communicate what the yellow line (minimum needed) needs are
- Looks like FIRP funding has been paying \$1 to reduce .60 cents of DM
- Cool/White roofs – 3 million completed since 2008
- We are still losing ground in our capability to keep our roofs maintained
- Cost recovery. Reinvestment of savings. Dino likes “show me” the results.
- Talked about how Pantex continues to meet its weapon deliverables despite the challenging budget requirements due to the great workforce talent
- Next fall the Ten Year Site Plan become the Twenty-five Year Site Plan

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How CAS/CAIS Comply with DOE 430.1B – Steve Patterson & Ken Rowe

- Connections were made to the Jeff Underwood presentation

CAIS/CostWorks Status – Ruth Ann Smith

- There are 166 accumulated enhancement requests. Emails will be sent to the request initiators with the list of the request they have initiated attached. The request is that the list be reviewed to determine if there are any that should be eliminated and to prioritize those that remain.

Tuesday -- 10/25/2011

Extending the Design Life of mechanical Systems by Performing
Optimal Preventive Maintenance – Mark Zulim

- 700 plus facilities
- No back log of Preventive Maintenance
- Concerned with condition and inspections of underground gas lines
- HVAC operating system depends on the manufacturer
- Surveillance is not preventive maintenance – facility operators are good at maintenance also and are key in secure areas.
- Warranty management – uses blue stickers to indicate which equipment is under warranty
- Quality metrics – track PMs, staff decisions to determine that sometimes intense level of maintenance is not needed
- Predictive Maintenance 60% PMs/30% predictive
- Value Engineering (RPAM) requirements – cost benefit analysis. Dollar threshold to determine when value engineering is performed. Calculation on website, standard for construction not for PM.
- Life cycle costing –FEMP website on slide

Energy Independence and Security Act (EISA) Audits and High
Performance and Sustainable Building (HPSB) Assessments – Charlie
Sexton

- Y12 used Snyder meters because they were small and fit in the switchgear boxes. This reduced the cost of installation.
- Metered process – focus on big buildings since they are required to meter 75% of their footprint.

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CAS Graded Approach (used at Sandia) – Jack Mizner/Janelle Armijo-Sanchez

- They are already doing energy assessments/ audits on 4 year cycle and CAS on 5 year
- RPA buildings mainly
- Real Property definition – a few years ago Larry proposed a new definition that was not approved. Permanence defining area includes one or more conditions such as a permanent utility connection. Gary Horn said you can't just drop based on size – mobile offices and trailers.
- OSFs – water, gas fund external; leased – not assessed; D & D – no budget
- Their Operations Team does their CAS inspections
- Looking forward – parametric approach – first phase this month - Tririga (IBM) space management system through work request system to Maximo. The question to them was how will you get the information to FIMS? They will take the DM numbers from Tririga and upload to FIMS. They were using VFA three years ago and then in house prior to the Tririga solution which they are trying now. There was discussion about using the system level deferred maintenance screen in CAIS.

CAIS Inspection Best Practices – Group Discussion

- Dennis DuPont said they have hundreds of monitoring wells. In FIMS they are entered as one item. SRS breaks across areas. Paducah lists each separately. Pantex lists monitoring wells in CAIS. Bill Tier, LM said they do on site annual inspections. Gary posed the question “How do I verify that what is in FIMS is complete”? This is a weakness of the validation process.
- Regulators vs. CAS – common denominator
- Samplers go out annual or more to physically touch wells
- If you left the site, would CAS inspections continue – is it in your head or is it written down? Work instructions
- Industry standards – Instruction manuals (CAS Manuals)
- Inspectors are engineer qualified – mechanical, electrical
- Document CAS procedure with work instructions tied to 430.1B using the 5 year schedule – document who has responsibility for forms, entry into CAIS, DM upload (packages filed away). Include how you know how to do all the steps.
- At SRS, Performance Based Initiatives (PBI) populating FIMS and CAIS to push M&O along – the data supplies justification for requirements and budget not just to meet FIMS requirements. For DM come up with dollars not just estimated costs to correct deficiencies. Site offices not always involved – Steve's management provides data to them. Inspection each year – every facility manager gets a report not upper management.
- Enhancement request
 - a. auto email – report to Excel

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- b. Archive reports for the archiving enhancement in CAIS. Items maintained forever, shouldn't be archived, shows in CAIS automatically

CAIS/CostWorks Enhancements – Ken Rowe

See complete presentation

When Archiving FIMS Assets What Effect Does it Have on CAIS Data? – Steve Patterson and Ken Rowe

See complete presentation

CAIS Cost Adders Best Practices – Ken Rowe

See complete presentation

Wednesday -- 10/26/2011

How Do You Determine RPV's for OSF's – Steve Patterson and Ken Rowe

- Steve Patterson suggested sites consider creating Desk Aids or Work Instructions to document their process for establishing OSF RPV's. Steve stated that he preferred using Desk Aids. These documents can guide someone else through the process if you're not there.
- Need to know what FIMS is asking for – can't take straight from CAIS only for cost to correct from CAIS. RS Means matches usage code – cost everything in DM for replacement at Pantex. Water tank as example – add up total linear feet –review FIMS data and add to the note filed why changes were made.
- Ken Rowe said RS Means provides industry standard and DOE models. A model becomes less accurate
- OSF RPVs – use CostWorks estimator
- Create Inspection Units in CAIS to match the quantity/capacity of the OSF and apply appropriate adders.

CAS Ad Hoc Reports – Ken Rowe

- Enhancement request
 - a. Add a new capability in the Ad Hoc Reporting in CAIS to report on Asset level data.

Cool Roof/Sustainability/ CAS Inspection Integration Ideas – Dennis DuPont

- ASTM designation E2018 guidance – link takes you there.

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Using Maintenance Loaded Repair Costs from RS Means within CAIS –
Ken Rowe

- Buck requested mapping for some of the new items be narrowed down.
- CAS home page – add a popular links and reference the CAS best practices – inspection links
- Next Monthly Conference Call – discuss maintenance loaded costs.

Closing Discussion and Comments – Steve Patterson

- The group discussed future meetings and site-wide budgetary concerns. A majority vote was received in favor of the group continuing to meet once a year (all were in favor with the exception of one vote). It was also voted on and approved by unanimous vote that we reduce our meeting from three days to two days. Everyone was in agreement to extend the length time we meet for those two days so that when can cover the full agenda.
- Steve posed the question to the group: “If you left your site today, would CAS inspections be able to continue or are you carrying all of the information in your head?” Do you have a transition plan?