

# Condition Assessment User Group Meeting Minutes

## October 23-24, 2012 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), National Security Technologies (NNSA, NSTec, NNSA), JGMS - Grand Junction, Colo (LM), DOE Headquarters (NNSA), DOE Headquarters (MA-65), National Renewable Energy Laboratory (EE), DOE HQ (OAPM, Chenega/Energy Enterprise Solutions LLC), Y-12, National Security Complex (NNSA), LLNL Site Office (NNSA)

### Tuesday - 10/23/2012

#### Site Status

- Christy Holt - Y-12 and now also Pantex
- Mark Zulim (NNSA, LLNL Site Office) - They are having difficulties with their new contract. Bill Denton is still doing the data entry. Jose Pineda is the new supervisor working with Paul Reynolds.
- Don Sanchez (JGML, prime contract to LM) – there are 89 sites and many are non-occupied and a few are mission critical. They don't use CAIS
- Janelle Armijo-Sanchez (NNSA, Sandia Site Office) – they currently have an in-house system (see the Sandia presentation for details)
- Larry Kelly (EMCBC realty specialist) - WIPP privatized the water line which resulted in significant cost savings
- Mike McGrady (EE National Renewable Energy Laboratory) - JGMS is doing some of their inspections (see also slide presentation)
- Steve Patterson (NNSA, B&W Pantex) - they are on a 5 year schedule and using CAIS, FY12 reduction (see also slide presentation)

#### Headquarters News Items – Phil Dalby (OAPM, DOE HQ MA-65)

- Review of the organizational change at Headquarters from OECM to OAPM.
- FIMS data elements removed: Annual Required Maintenance (Required for NNSA).
- All metering data fields will be validated in FY 2013 for both DOE owned and DOE leased assets
- (see presentation slides)

#### Use of CAIS system level data in capital investment strategies – Jeff Underwood (NNSA, DOE Headquarters)

- (see presentation slides)
- NAOO Management approach
- Sites are now referred to as field as they are an extension of HQ.
- We need to stop thinking geographically
- FIMS data is correct once a year
- Sustainment modeling - Mark Zulim talked about IRMA being the system developed at Livermore for doing sustainment

#### Tying CAS data, DM data, RS Means CostWorks data to CAIS and FIMS – JGMS's Methodology – Don Sanchez (JGMS – Grand Junction, CO)

- (see presentation slides)
- Talked about doing inspections and about the tool JGMS developed to use on site

#### Extracting OSF data from CAIS in a format that allows it to be used as source documentation for FIMS – Steve Patterson (Pantex)

- (see presentation slides)
- Usage code in FIMS determines unit of measure in CAIS
- Official cost field in CAIS includes the CostWorks estimate

## **Streamlining Your CAS / Facility Assessment Process – Steve Patterson (Pantex)**

- Minimize costs by having auditors
  - Geographically located to cut down on costs and optimize schedule
  - Doing energy audits along with the CAS inspections

## **Using custom CAIS Ad Hoc Reports for Your CAS Inspection Packages– Steve Patterson (Pantex)**

- Template report formatted so all I have to do is print.
- The default is to have an IT ticket prioritized for access
- Photo option is excellent to store email. An enhancement has been submitted to change the name from Photo to Attachment since documents can also be attached.
- Auto email to facility managers – streamlining to deal with the documented “no” from the facility managers
- Helps with the decision process and can store for quality validations

## **Wednesday -- 10/26/2011**

### **Sandia CAS Program – Jack Mizner /Chris Evans (Sandia National Laboratories)**

- (see presentation slides)
- VFA – didn’t connect back well with folks on site
- Tririga (is now part of IBM) manages space also
- We have buy in at this point for Tririga and the graded approach
- There is consistency of data
- Don’t want to duplicate entry between Tririga and CAIS
- Trying to streamline
- Benchmark with other sites to get the best results

### **CAS Graded Approach (used at Sandia) – Jack Mizner**

- System vs. unit
- Combining audits – energy, CAS, etc. and using infrared
- Mark – every 5 years, more frequently for some areas. If closing on an item before the next cycle, then not putting resources into inspecting the unit.
- Tailoring to the site
- Don’t go more than 5 years
- Cold and dark – still inspecting – DM exists for building to be torn down
- Parametric is a term that should not be used
- Condition-based field assessment
  - Trailers – just maintain, because ideally want to eliminate.
  - How close to an ACI/FCI rating? Are they comparable?
- Suspect this method will give better DM than before
- Only concerned if DM goes down because it usually goes up
- TYSP vs RPAM
- DM shouldn’t go down unless work is done
- Follow RPAM – not drive through inspection
- Chris and Jack use the assessment module of Tririga and attach funding and then it goes to project
- Purchased Tririga out of the box and then made many modifications, which adds expense
- Work orders still under Maximo (which is also IBM)
- Explain a betterment vs deficiency

- Steve's graded approach – grouping to deal with security relying on subject matter experts (SMEs)

### **Understanding of the cost range and confidence level of the DM estimates produced by Condition Assessment Surveys – Jeff Underwood (NNSA, DOE Headquarters)**

- Credibility with congress is low right now
- FIMS is what the data dictionary says it is
- Brainstorming – things to do (see notes under presentations)

### **CAS Inspection and DM reporting for leased properties – Ken Rowe and Phil Dalby (OAPM)**

- DOE leased – responsible for maintenance
- Full service contract – energy information not available through contractor – at minimum walkthrough 5 years
- Wording in the renewal to accomplish having building up to code
- Eyes on the building – walkthrough
  - Less than 10% of facilities
  - Have gotten more attention
  - Detail isn't prescribed
  - Need evidence
- What does DM calculation do?
- Sites doing more rigor than HQ?
- If the building is permitted, can't report in FIMS
- Avoid duplicate reporting

### **Using the CAIS Standard deficiencies as a CAS Best Practice – Ken Rowe (Chenega, LLC)**

- Each component has a list of deficiencies
- Scrap design life – Paul Reynolds
- CAS Manuals design life tables – 30 years of information
- Provides for consistency in identifying deficiencies
- RS Means components – 52,000
- Working on for a decade so it is a pretty complete list
- Trailer with no roof – if roof fails, trailer fails - replace

### **Review of CA Group Charter. Two-years requirement to nominate/elect group chairperson – Ruth Ann Smith (EES LLC)**

- There was a change in the charter from 10 year site plan to site plan and the date was updated.
- Steve Patterson was re-elected for another 2 year term as the group chairperson.

### **CAIS/CostWorks Status & Training Needs – Ruth Ann Smith**

- (see presentation slides)

### **CAIS/CostWorks Enhancements – Ken Rowe**

See complete presentation

- (see presentation slides)

### **Closing Discussion and Comments – Ruth Ann Smith**

There were breakout groups, which continued discussions from the meeting presentations. One was related to the CostWorks sustainment module. Others followed up on site presentations. There was a lot of good discussion throughout the two days.