

Network Noise

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Terry Christie, Editor

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Pantex CAS Status

Bob Von Eschen, Pantex

Officially no CAS program exists at Pantex, but the two inspectors are carrying on some of the activities. The three-year CAS cycle of inspections of the 525 assets is being maintained, with the mission critical buildings being inspected annually. The latest CAIS program is planned to be active for data input by the end of the year. Three additional inspectors are to be trained in the November inspection class to be held here. So far eleven people have reserved spaces in the training, thus leaving room for a few more. If you are interested in this training contact me.

The Chairman's Notes

Bob Von Eschen, Pantex

The October Network meeting was completed with several main topics being:

- 1) Discussions of the final CAIS 3.5 patch development.
- 2) Discussion of the development outline for the CAIS2000 database.
- 3) Discussion of the process, status of the deferred maintenance reporting requirements and the interface with the FIMS database.
- 4) Demonstration of the thermography equipment and possible report enhancements being implemented at ORNL.
- 5) Demonstrations of new portable computer units, much as the DCD's were used.
- 6) A presentation of the LYNX digital photo management system that is being used in some government agencies
- 7) An inspection benchmarking trip to the Yucca Mountain Characterization Project.



Jesse Oak demonstrating personal hand held computers

We were pleased to have Mike Oliver of the DOE/Carlsbad area office and Lee LeDoux of the DOE/Albuquerque area office attend the meeting. Many thanks to Mitzie Stone, Shirley Snyder, Craig Latronico and Jinny Bennett for the work that went into the preparations for this meeting.

The discussion of the CAIS 3.5 final patch and the CAIS2000 were disappointedly short, and this was to be expected since Dave McIntosh was notably absent from this meeting. The format of an open meeting will be used since the committees do not have enough open subject matter to hold meetings. Reminder was made of the CAS/CAIS inspector training to be held at Pantex in November.

The next LCAM/CAS Network meeting is scheduled for March 15-18, 1999 and we hope it will be at INEL in Idaho Falls, Idaho. Please plan to attend, as we have tried to promote this location for several years and it may be a while before we get back again.

ETTP CAS News

Jane A. Nations

Walk downs within the Surveillance and Maintenance facilities at East Tennessee Technology Park (ETTP) resumed in July 1997. The walk downs include a graded Condition Assessment Survey (CAS) inspection and Facility Status Review (FSR) survey, and are designed to identify deficiencies that could become potential hazards to Park personnel or the general public. The walk downs utilize a series of assessment checklists developed to provide consistent inspection methods for all facilities across the site. The checklists are targeted to Operations, Industrial Safety and Health, Environmental, Fire Protection and Physical Security issues. This year, FY 99, the walk down documentation will also include the CAS tools targeted to the physical condition of the facilities.

We are pleased to be back into the CAS arena, and are gaining support from other programs within the Park. Recently, we provided support for the deferred maintenance extrapolation exercise. The exercise was a success and FY99 funding for the deferred maintenance activity was approved.

The ETTP Facility Status Review homepage is located at <http://www.cmo.ornl.gov/main.htm>.



LCAM/CAS Network meeting at the Bechtel site in Las Vegas

Monitor Musings

Ken Baker, DOE, FM-20

New Term for Your Dictionary

*Facility Condition Index **

In the overall assessment of facility conditions, a simple measure of the relative condition of a single facility or a group of facilities is required. The facility condition index serves this purpose. The facility condition index is the ratio of the cost of deficiencies to the current replacement value (CRV).

Facility Condition Index = Cost of Deficiencies / Current Replacement Value (CRV)

The cost of deficiencies is the total dollar amount of existing maintenance and repair deficiencies.

For the Deferred Maintenance exercise this year:

Facility Condition Index = Deferred Maintenance Cost / Replacement Plant Value (RPV)

** "Managing the Facilities Portfolio" - National Association of College and University Business Officers*

CPV Study Update

Three sites volunteered to compare and evaluate Current Plant Value or Current Replacement Value with Replacement Plant Value (RPV) for buildings only. This comparison would determine whether or not CPV or CRV should be included in FIMS for the sole purpose of calculating the Facility Condition Index (FCI) and FIMS summary condition codes. Based on past investigations and literature searches, CPV most accurately expresses the value of existing facilities and those RPV values introduce significant FCI inaccuracy for some buildings.

Each volunteer used 10 buildings with five buildings being 10 years old and younger and calculated the CPV; determined RPVs based on FIMS multipliers; determined updated RPVs using CPV multipliers; and reported the site or contractor RPVs.

Although results have not been completely analyzed. We can state the following with some confidence:

- 1) Calculating a CPV based on initial cost is easy; determining the improvements costs "ain't easy" although it can be done. It requires much time and record research. Is it worth it????
- 2) The RPVs are "all over the place". No consistency, very wide variance between RPV and CPV; between FIMS RPVs and contractor RPVs; between adjusted FIMS values and contractor values etc.
- 3) There is some consistency between CPVs of buildings 10 years old or less and associated RPVs. The CPVs should be very accurate since they contain virtually no improvements.

Possible solution:

CURRENTLY BEING REVIEWED!

Use a modified FIMS report #96 and estimate a CPV using usage codes, initial acquisition cost, model building type, square footage, and age (LLNL suggestion). Select a building that is 10 years old or less that matches your usage code and model building type and calculate a unit cost/sq.ft. Apply the unit cost to the questionable building sq. footage then escalate to the current year. Use this for buildings that have large suspected but incalculable improvement costs.

Use only the initial acquisition cost where you suspect very little improvements have taken place, escalated to the current year. Replacement Plant Value still has a use for planning purposes. However, I feel that CPV or CRV are the proper costs to use in calculating any condition index.

If you would like a copy of the study and a blank excel spreadsheet to do your comparison call me at (202) 586-4502 and I will email the study to you.

CD Version of DOE CAS Manuals

Mr. Roger Snyder of DP-40 has scanned the 13 volumes of the CAS Manuals into a CD. The undersigned will be getting a copy. Copies will be made and distributed to the CAS and non-CAS user world upon request. Thanks, Roger for your work!

There is NO truth to the rumor that an audio version of the manuals will be made with narration by Terry Christie and Darrell Tullock.



Excalibur Hotel, host hotel for the fall 1998 LCAM/CAS Network meeting

Final Comments

Terry Christie, Oak Ridge National Lab

Well I guess that the deferred maintenance took up so much time that all sites were not able to get an article into the newsletter this time but I'll be expecting one next time from everyone.

I hope everyone had a good time at the Network meeting. I think we had a good meeting. The next meeting is scheduled for March 15-18, 1999 in Idaho. Please try to make arrangements to attend this meeting if at all possible. Also the next LCAM/CAS conference call will be December 9, 1998 at 11:00 EST at a phone number to be sent to you next month.

I hope everyone has a good holiday season and a Happy New Year!