

# Network Noise

**Volume 5, Issue 2**

**Terry Christie, Editor**

**May 2000**

## **Monitor Musings**

**Ken Baker, MA-53**

### **New Deferred Maintenance Reports**

Several program offices and sites have requested deferred and actual maintenance cost reports using the Responsible HQ Program Office as the sorting tool. Using this sorting mechanism gives the maintenance costs for buildings where program offices are not the landlord but are responsible for the building operations. Instructions to the site FIMS administrators emphasizing population of this field have been issued. If you are responsible for buildings at other sites you may want to run these new FIMS reports when they become available in the fall. Existing deferred maintenance reports use the FIMS Landlord Funding Program as the sorting tool.

### **FIMS Replacement Plant Values (RPV)**

We are still exploring using the RS Means costing models to update the old replacement plant values now in FIMS. Ed

Damphouse of RS Means has been invited to demonstrate their models at the next FIMS workshop in New Orleans. If the FIMS community gives the go ahead, our own Mr. Jesse Oak will be tasked to create DOE models for buildings using the Means commercial, industrial, and institutional models. These models will provide an updated RPV to calculate facility condition indexes (FCI) and check if adequate maintenance funding as a percentage of RPV is being spent. CAIS uses the models to calculate an FCI for individual building systems.



Does anyone recognize these folks?

## **CAS Inspections at Brookhaven**

**Michael Paquette**

Brookhaven has been conducting facility inspections using 1.5 FTE's since 1993. The Lab has 400 plus buildings, encompassing 4.4 million square feet and is situated on 5000 plus acres. Although we have been plugging along doing facility inspections, we have also been tasked with numerous other projects such as placing building drawings into AutoCAD format, conducting Occupational Readiness Reviews, conducting surplus equipment inventories, initiating and managing the replacement and removal of tritium based exit signs, along with numerous other "special projects" for upper management. We have been asking for additional FTE's so we can complete at least one cycle, but the funding was never there.

Brookhaven Science Associates (BSA) is presently managing Brookhaven National Lab under contract with the Department of Energy. As and complete a Condition Assessment on each of the buildings on site, within a Brookhaven has signed a contract with Parsons Brinkerhoff's Facilities Division, Herndon, Virginia to conduct Condition Assessment Inspections on half of Brookhaven's buildings during fy2000. A kick-off meeting and the first group of buildings to be inspected are slated to begin the first week of May and be

completed in six to eight weeks. If the inspection process goes well, the remaining buildings on site will be inspected during fy2001.

Although this could have been a perfect opportunity to use CAIS 2000, especially with PB knowledge and expertise on the subject, Brookhaven felt that since the final version was still going through some fine-tuning, we needed to abandon that approach. PB is working on a "custom" package using the CAS methodology and the Microsoft access program that we developed here. If CAIS 2000 proves to be reliable at a later date, we would consider migrating this "gather" information from PB and incorporating it into CAIS.

On a personal note, I would like to thank all at the CAS User Meeting in Las Vegas for all the help extended to me during my time in need.

## **WIPP CONDITION ASSESSMENT SURVEYS (CAS), CAPITAL ASSET MANAGEMENT PROCESS (CAMP)**

**Ed McGary**

This year has been a good year for the WIPP CAS Group our program has been refined down to where deficiencies identified are being looked at and actually fixed. This is quite different from earlier years when all we did was

drive up the backlog of work orders making it difficult to get work completed. We have worked closely with the Landlord Program, the Maintenance Group, Property, and Engineering to reduce duplication of work orders. This is quite an accomplishment considering that when the CAS Program came into existence no one wanted us meddling in their business. Now people come to us with lists of problems that need fixing. As our site ages and funding decreases smarter work practices will be needed in order to keep our facilities in good condition. CAS is a pro-active approach that can save money by stopping needless spending and identifying deficiencies for correction before they become findings during outside inspections.

## **CAS/Asbestos News at ORNL**

**Mickey Allred**

It was late November, 1999, when the rumor of Darrell Tullock leaving the CAS group first began to make its' rounds through the grapevine. Darrell had been there from the beginning, so why would he want to leave? As most of you know, Darrell did take another position at ORNL and that is how I became associated with the CAS group. I have known Darrell and the rest of the CAS group for a long time. In the past I borrowed two of the inspectors to perform asbestos surveys on some of our facilities. That was

the extent of my involvement with the CAS folks. I had never really sat down with them to discuss the nature of their work or the importance of the information they gather.

I was Manager of the ORNL Asbestos Management Program, responsible for the day-to-day operation of all asbestos related activities, and training requirements for 125 workers and 25 supervisors. I was also responsible for the issuance of work permits and waste tracking. It was not until the groups were combined that I began to realize the potential benefit resulting from the newly formed group. The biggest problem I discovered was the lack of recognition of the services and information we could provide. I challenged the group to market themselves at every opportunity.

I have met with the new UT-Battelle Management to inform them of the resources available to them through our group. We have performed special inspections, assisted in equipment inventory and location, thermograph imaging, asbestos surveys, and new building identification. We have added an asbestos link to our CAS web page; this allows access to asbestos information at one site.

In times of tightening budget dollars, the need to offer a variety of services with professionalism and at a reasonable cost will be one of the biggest challenges for

**us. I congratulate Terry for being elected chairman of the network and know she will do a good job keeping all of us informed throughout the year. I want to thank Darrell for the foundation he laid and look forward to what the future holds for our group.**

## **Final Notes**

**Terry Christie**

**I would like to thank everyone who attended the meeting in Las Vegas in March. I think the meeting went well and we received some good information. The next meeting will be in October and will be hosted by Federal Energy Tech, Morgantown, West Virginia. We don't have information on the dates or location yet, but it will be coming out soon.**

**I would also like to thank all of the sites that sent me an article for the newsletter. As always this is your newsletter and can't continue without your support.**

**The next LCAM/CAS conference call will be held Wednesday, May 11:00 ESDT at 301-903-6012. Please try to take time for this call and let me know if you have anything you wish to discuss.**

**As always I appreciate your support and am here to help you any way I can. Have a great summer!**

## **Slow Dance**

Have you ever watched kids on a merry-go-round?

Or listened to the rain slapping on the ground?

Ever followed a butterfly's erratic flight?

Or gazed at the sun into the fading night?

You better slow down.

Don't dance so fast.

Time is short.

The music won't last.

Do you run through each day on the fly?

When you ask, "How are you?"

Do you hear the reply?

When the day is done, do you lie in your bed

With the next hundred chores running through your head?

You'd better slow down.

Don't dance so fast.

Time is short.

The music won't last.

Ever told your child, we'll do it tomorrow?

And in your haste, not see his sorrow?

Ever lost touch, let a good friendship die

Cause you never had time to call and say "Hi"?

You'd better slow down.

Don't dance so fast.

Time is short.

The music won't last.

When you run so fast to get somewhere

You miss half the fun of getting there.

When you worry and hurry through your day,

It is like an unopened gift thrown away.

Life is not a race.

Do take it slower

Hear the music

Before the song is over.