

NETWORK NOISE

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Terry Christie, Editor

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PANTEX - Still No CAS

Bob Von Eschen

We are nearing the contractor transition date of February 1 and hold out hopes to reinstate the CAS program at Pantex. BWXT Pantex has not made it known as to their plans for inspections or other maintenance deficiency surveillances. Increased activity however, in requests and verification of facility and equipment maintenance deficiencies, raises the prospects of positive action toward this end. Hope to have some facts by next month.

MONITOR MUSINGS

Ken Baker

Replacement Plant Value (RPV) Calculation Changes

With the increase review/scrutiny of all maintenance costs (required, actual, and deferred) and the condition of our assets (summary condition codes and FCI etc), related RPV determination and valuations are also now under study. The CAIS and Facility Information Management System (FIMS) condition codes are based on ratios of deferred maintenance cost to the replacement plant value. The RPV plays a very important role in the Summary Condition Code Reports that CAIS is famous for. Currently sites have the option to develop their own RPV costs for assets using engineering staffs; or may use current plant value estimating techniques; or rely on the unit cost now in FIMS to calculate an RPV. However, the current FIMS unit costs are over 11 years old don't reflect site and geographic conditions, or asset characteristics. We have hired Jesse Oak of Parsons Brinckerhoff to assist our FIMS contractors in developing a system approach that uses RS Means commercial, industrial, and institutional models found in their Cost Works program. Mr. Oak has developed a crosswalk of FIMS usage codes to standard models. The RPVs will be calculated in the FIMS database employing the usage code/RS Means model crosswalk, several FIMS data fields and a site adjuster/multiplier. Each model will break

the asset into the twelve (12) building systems currently used by RS Means. This breakdown structure is identical to what is used in the CAIS Summary Condition report. We have asked four sites who have estimators to review the cross walk and the model building systems for DOE applicability.

Presently, the CAIS administrators assign a model type to the chosen asset and this model type determines the percentage of the Total RPV assigned to each work breakdown structure (WBS). This CAIS administrator model assignment will be eliminated since model selection will come directly from FIMS. FIMS administrators will still have the option to use site engineered RPVs or FIMS derived RPVs. We plan on having this new RPV tool in operation by the end of the year. The FIMS contractors will update the RS Means model unit costs yearly. The FIMS tool will require very little if any site FIMS administrator input.

MARCH MADNESS

No this is not about NCAA basketball tournament selections, odds etc. This is about the agenda for the next CAS Users Group meeting scheduled for March 27-29, right in the middle of March Madness. I needed an attention-grabbing headline. At this meeting we are going to regress to mid-90's meeting agendas and plans. We are going to have two breakout sessions, two days in length, for inspectors and CAIS administrators. Why? We need two days of devoted inspector attention to review survey sheets created by Jesse Oak and RS Means of RS Means Cost Works models work breakdown structures. We want to determine their DOE applicability in CAIS and future use in FIMS to estimate RPV costs. We will need from 5-8 inspectors to attend this portion of the meeting and participate in the surveys. I hope the following inspectors can attend: Mike Paquette, Terry Christie, Bud Olson, Mike Horn, Paul Reynolds, Ed McGary and any other inspectors who may want to participate in this survey and are knowledgeable of their facilities. It would be ideal if the 8 CAIS users and potential users could send an inspector and administrator to this meeting. While the surveys are being reviewed, the CAIS administrators will have their own separate session

with the DynCorp programmers going over software problems, site operational and implementation concerns, future enhancements, future directions, report formats, and what neat stuff Ken Rowe has designed or envisioned.

Our proposed agenda for the full three-day sessions is the following:

March 27

Morning. All attend this general meeting for introductions, site status reports, HQ news, quick demo of CAIS updates and anything everyone should know about.

Afternoon. Breakout of inspectors and CAIS administrators.

Inspectors. Complete survey forms of RS Mean's models.

CAIS Administrators. Discuss site problems, site problem solutions, reports, report creations, future enhancements and schedules, training exercises, what's next for CAIS.

March 28

Continuation of March 27 breakout sessions

March 29

Morning. Continuation of breakout sessions.

Afternoon. Joint meeting for wrap-ups, schedule next meeting.

If you need any assistance from me in order for you to attend the meeting please email me at (kenneth.c.baker@hq.doe.gov) or call me at (202) 586-4502 and I will try to twist your manager's arm to get you out to Vegas.

Take this test and let's see how good you are on "COMMON KNOWLEDGE".

No cheating! No looking around; no using anything on or in your desk.

Can you beat 18? (The average.) Write down your answers and check answers after completing all the questions.

And remember ... No Cheating!

1. On a standard traffic light, is the green on the top or bottom?

2. How many states are there? (Don't laugh, some people don't know)

3. In which hand is the Statue of Liberty's torch?

4. What 6 colors are on the classic Campbell's soup label?

5. What 2 letters don't appear on the telephone dial? (No cheating!)

6. What 2 numbers on the telephone dial don't have letters by them?

7. When you walk does your left arm swing w/your right or left leg?

8. How many matches are in a standard pack?

9. On the United States flag is the top stripe red or white?

10. What is the lowest number on the FM dial?

11. Which way does water go down the drain, counter or clockwise?

12. Which way does a "no smoking" sign's slash run?

13. How many channels on a VHF TV dial?

14. Which side of a women's blouse are the buttons on?

15. On a NY license plate, is New York on the top or bottom?

16. Which way do fans rotate?

17. Whose face is on a dime?

18. How many sides does a stop sign have?

19. Do books have even-numbered pages on the right or left side?

20. How many lug nuts are on a standard car wheel?

21. How many sides are there on a standard pencil?

22. Sleepy, Happy, Sneezzy, Grumpy, Dopey, Doc. Who's missing?

23. How many hot dog buns are in a standard package?

25. On which playing card is the card maker's trademark?

26. On which side of a venetian blind is the cord that adjusts the opening between the slats?

27. On the back of a \$1 bill, what is in the center?

28. There are 12 buttons on a touch-tone phone. What 2 symbols bear no digits?

29. How many curves are there in the standard paper clip?

30. Does a merry-go-round turn counter or clockwise?

Facility Asset Management and Condition Assessment Surveys at Brookhaven Lab

Mike Parquette

Parsons Brinckerhoff (PB) was contracted by Brookhaven National Laboratory (BNL) to perform a condition assessment survey on 214 assets consisting of approximately two million square feet. This huge facility contains over 400 assets of approximately four million square feet. Since the facility is large, the work was divided into several phases to be performed over several years. The phasing also helped BNL budget the cost involved.

In addition to performing a condition assessment of the designated assets, several additional services were requested while the inspectors were visiting the buildings. These tasks included documenting the functional use of the primary building spaces encountered; collecting nameplate information for all major mechanical and electrical equipment; taking digital images of all assets and major deficiencies found; redlining of asset drawing to indicate any changes found; and taking measurements of all major building spaces using electronic measuring devices.

Since PB developed the original Department of Energy Condition Assessment Survey program, PB had the technical knowledge to perform the tasks required. The purpose of the inspections was to determine the overall condition of the buildings and their major pieces of equipment and to develop the data required to prepare a backlog of maintenance and repair work for capital funding needs. The inspections for Phase 1 involved defining a daily list of building to be inspected and a pre-inspection phase where the building managers were interviewed and any information about the building was collected. After the list of available buildings and the pre-inspection phase was completed each morning, the inspector teams traveled to the building. Each inspector was assigned a handheld pen-based computer with an automated condition assessment survey program installed to collect the deficiencies found and verify the equipment nameplate data. Other equipment was assigned to the inspectors as required such as electronic tape measures and digital cameras. The program used was a PB developed system based on the original DOE CAS methodology. Once the data was collected it was compiled together into a central database

where the data was analyzed, costed, and reported using standard reports.

The program as developed allowed each inspector to collect deficiencies found and their locations. The inspectors entered their findings using standard pick lists of inspection information resulting in standardized, accurate, consistent, and repeatable inspections. Comment fields allowed for the documentation of unique and specialized information.

With Phase 1 completed BNL is presently developing funding to start Phase 2 that will complete the inspections of the remaining building on site. The next 183 buildings will complete the first complete inspection cycle of the sites building inventory with only the site inventory remaining. Once the database is completed BNL will be able to better monitor their backlog of maintenance and capital funding needs and start a planned cycle of repeat inspections. Creative planning and scheduling have allowed BNL to complete a site wide condition assessment with limited resources.

East Tennessee Technology Park

Jane Nations

Inspections at ETPP are continuing to progress as anticipated, with some additional inspection activities being added to our agenda. We have completed the Deferred Maintenance surveys for FY 2001, and are currently performing inspections for the Facility Status Review of D&D facilities on-site. We are also lending inspection support for revision of the hazard screening documents for facilities on site, and are anticipating in as-built and sampling surveys of select facilities before the demolition contractor takes ownership.

We are also in the process of preparing an estimate for performing CAS roof inspections for all facilities at ETPP, and are also lending support to Tetra Tech at Portsmouth, as they are in the process of setting up the CAIS system and learning the survey process. It's a good feeling to know CAS will be utilized at that site in the coming months. Hope to see you all in Vegas in March!

Chairman's Notes

Terry Christie

The next conference call will be next Wednesday, February 14 at 11:00 AM EST. The phone number for this call will be 202-287-1308. Please try to make time for this call. We will discuss the progress of CAIS2000 and the upcoming meeting in Las Vegas.

The Network meeting will be held in Las Vegas March 27-29, 2000. We will have our meeting at the Bechtel site offices. A block of rooms is on hold at the Boardwalk Casino Holiday Inn beside New York New York on the strip. It is not mandatory that you stay here but it was the only place I was able to get on the strip for the government per diem. The rate for the rooms from March 26 through March 29 in the new tower is \$72 per night. You have until February 24 to reserve your room at this rate. You can call 1-800-635-4582 and mention you are with DOE for the block of rooms. I hope everyone that will try to attend because it looks like it is going to be a busy meeting.

- 22. Bashful**
- 23. 8**
- 24. Did you notice there wasn't one?**
- 25. Ace of spades**
- 26. Left**
- 27. ONE**
- 28. *, #**
- 29. 3**
- 30. Counter**



Happy Valentines Day!

Don't look at answers below until you complete all the questions:

Answers

- 1. Bottom**
- 2. 50 (please tell me you at least got this one!)**
- 3. Right**
- 4. Blue, red, white, yellow, black, and gold**
- 5. Q Z**
- 6. 1.0**
- 7. Right**
- 8. 20**
- 9. Red**
- 10. 88**
- 11. Counter (unless you happen to be south of the equator)**
- 12. Towards bottom right**
- 13. 12 (no #1)**
- 14. Left**
- 15. Top**
- 16. Clockwise as you look at it**
- 17. Roosevelt**
- 18. 8**
- 19. Left**
- 20. 5**
- 21. 6**