

Network Noise

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Terry Christie, Editor

May 2003

October CAIS Users Group Meeting

Ken Baker

A new twist to an old meeting... The technical monitor has requested RS Means to submit a cost proposal to conduct a one-day seminar on assemblies cost estimating. This will be funded out of CAS/CAIS funds. Using RS Mean's literature as a promo, you will learn the following: Taking an advantage of a "systems" or "assemblies" format.

The Means "building assemblies/square foot cost approach"

How to create a very reliable preliminary and systems estimate using bare bones design information.

How to estimate rehab and improvement cost estimates using the "systems" approach.

So get your managers approval and make reservations for attending. Ken Rowe promises to have the Assemblies costs in the database by mid-October or he won't be able to attend. If this works out well, the monitor might cover another seminar in March of '04 dealing with RS Means CostWorks program and developing your own RPV models or whatever RS Means subject the users would like. This seminar is for CAS/CAIS users only.

CAS Asset Management Support Services

The technical monitor wants to remind those not in attendance at the March meeting that broad-based technical and analytical assistance to the Department of Energy sites in conducting condition assessment surveys, infrastructure analysis, modernization plans, resource requirements, real estate management, budget planning, and facilities planning, acquisition and Ten Year Site Plans (TYSP) are available as a subtask in the CAS Scope of Work. For NNSA sites funds will be provided by NA-52. If you want more information contact Kenneth C. Baker at (202) 586-4502. Y12 is first out of the starting gate and will be validating their RPV and gross square footage numbers using this service mechanism. Get in the queue!

Los Alamos News

Gene Buck

Los Alamos is currently conducting CAS and FAaRS surveys utilizing subcontractors. There are approximately 8-10 inspectors full time. This baseline CAS inspection on 1720 buildings comprising approximately 8,600,000 square feet is 90% complete. The scheduled finish date is the end of May. We still have to capture available data on Infrastructure and Utilities and we anticipate including more intrusive

deficiency and project data during the course of the remaining year. We obtained the FAaRS survey from Lawrence Livermore Labs in November and modified it for our use at LANL. The survey is at 93% completion.

We have included modernization data in the course of our inspections and used the purpose field to differentiate this data between repairs or maintenance. When we received the much anticipated Version 3 update, we globally moved the data into the RIC module and are now utilizing this module. We still need to include further asset and inspection unit loaders and additional burdening in order to have more accurate costs.

Annual work planning groups will utilize our data to plan their budgets and will incorporate the data into our Ten Year Site Comprehensive Plan, FIMS report fields and the Deferred Maintenance Reduction Plan. The October 21, 22, & 23 meeting is to be held here at LANL and I will be sending a map with directions soon.

Nevada Operations CAS Program Dan Soper, CAS Analyst

It was great to see everyone at the Network Meeting here in Las Vegas. These meetings always provide me with new information and ideas since I'm just completing my first year in the CAIS Group. In that first year my team of inspectors has conducted over 300 surveys. With the Nevada Test Site being spread over 1300 square miles and two sites over 60 miles away in Las Vegas it can be a challenge just to get to the facility to inspect it. Their efforts have yielded

a wealth of information and our Deferred Maintenance numbers are climbing. The attitude of the facility owners towards this program has changed considerably for the better in the last year. They are realizing we are here to help them, not punish them for the condition of their buildings. Since we are presently only performing non-intrusive inspections, we need their help and first hand knowledge to capture the deficiencies we are not able to see for ourselves. I have also seen an increase in inquiries about the information we have in CAIS for reports and budgeting from other people who previously didn't hold much stock in the survey process. The word is out and I plan on being pretty busy for the next few years. Please keep sharing those lessons learned and I will do the same.

Congratulations and good luck to Dennis McDermitt in his new endeavors. We will miss you. Hang in there Ken Rowe, you're the man.



Dennis receiving his plaque from the Network

Notes from the Chairman

Terry Christie

I just would like to say that I thought the March meeting went very well. I was very happy to see so many sites participating. Let's try to keep the momentum rolling. It was very sad news that Dennis is moving on but we wish him the very best in his new endeavors.

The next conference call is scheduled for Wednesday, May 21 at 11:00 EST. The phone number for this call is 301-903-6011. Please try to make time for this call. We will try to introduce Larry Flanigan who is now the new project manager for CAIS.

I also want to remind everyone that you need to start making reservations for the October Network Meeting. The dates for this meeting are October 21-23 and Ken is trying to get Bob Gair from RS Means to lead a one day session. There is a block of rooms being held at the Inn of the Governors for the \$99 per deim rate. You can make your reservation by calling 800-234-4534 and telling them you are with the Department of Energy CAS group. Reservations must be made by September 19 to receive this rate.

The meeting will be held at Los Alamos so you will need a rental car.

Let's keep up the good work in using and selling CAIS to our sites. I think we all know that there is strength in numbers so we would love to see all sites convert to the system that we all know works so well.



Participants of the March Network Meeting

NEW FOR RELEASE 3.0 - Cumulative Cost Adders

Ken Rowe

What do they do?

These new cost adders are similar to the existing cost adders but instead of being added to the base cost, they are added after the regular cost adders and geographic adjusters have already been applied. The cumulative cost adders are also applied to the Inspector Estimated Cost.

For example, if you have a base cost of \$100 and regular cost adders for an extra 100%, your cost would be \$200. Then, with a cumulative cost adder of an extra 15% (115 on the setup screen) your cost would be \$200 times 1.15 or \$230.

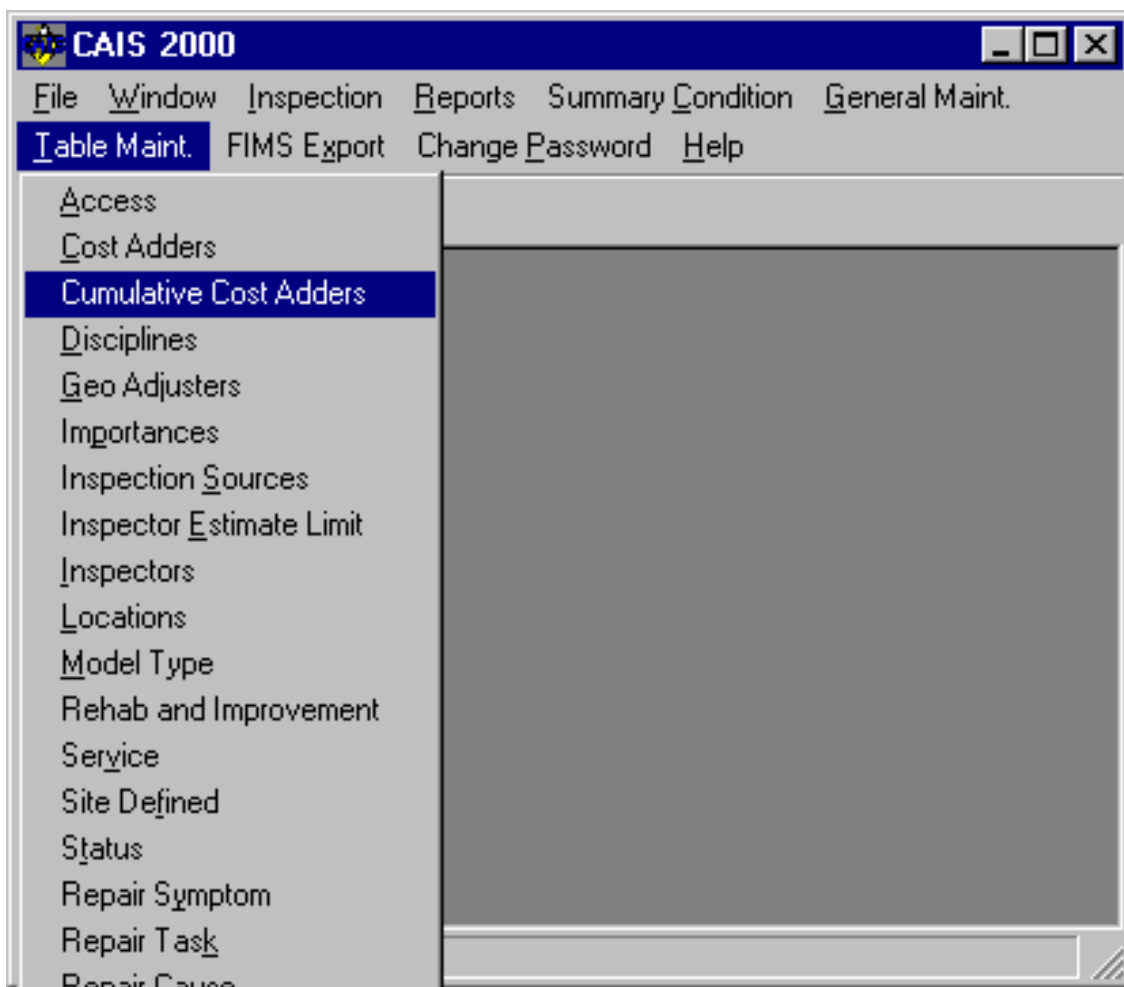
In this example, I assume that there are no geographic adjusters.

Where can they be applied?

They can be applied on the Site, Area, Asset and IU levels just like the regular cost adders.

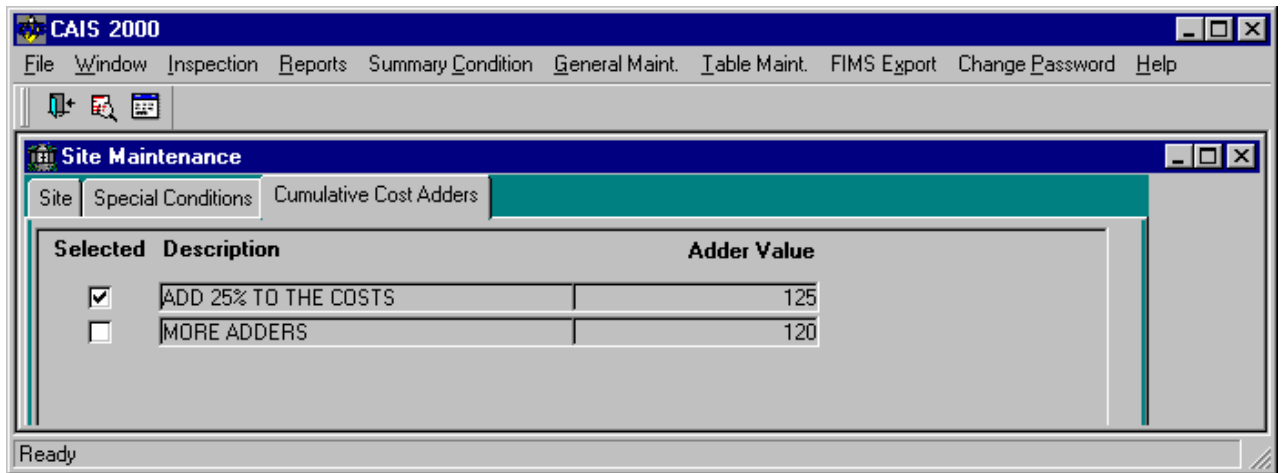
How do I set them up?

There is a new table maintenance screen for setting up your site's cumulative cost adders. The menu selection is shown below.

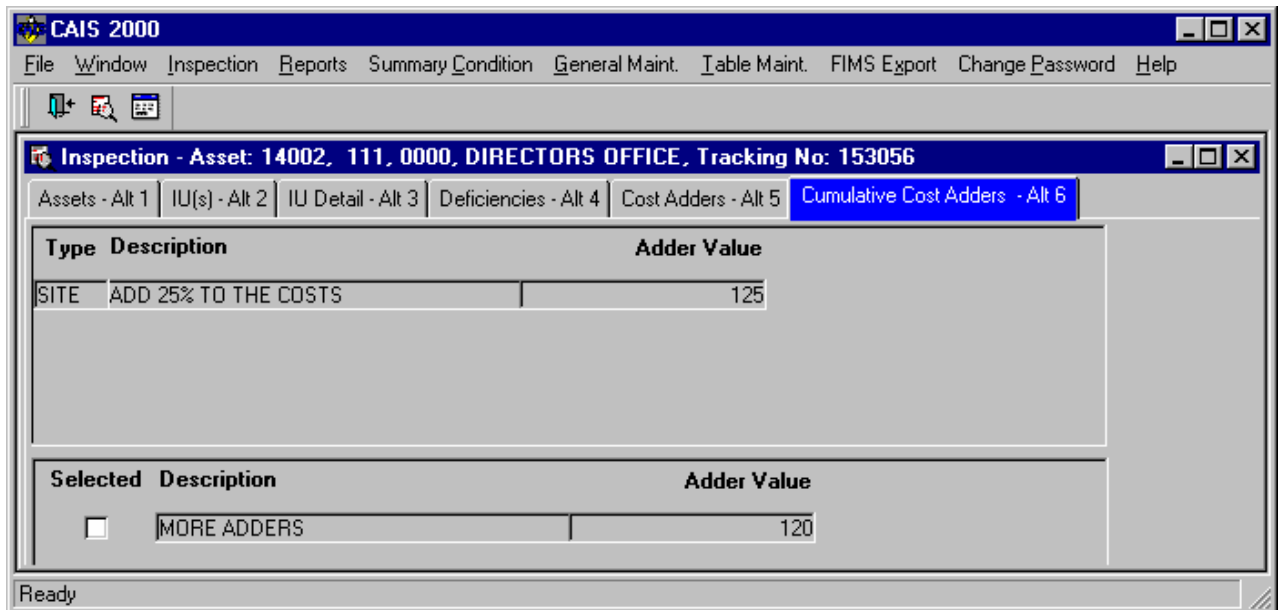


What does the new cost adder tab look like?

Cumulative Cost Adder tab for the Site:



Cumulative Cost Adder tab for the IU:



What else is in this new release?

There is a new optional field available on the IU Detail screen called the **Completed Cost**. It has been added to the Complete and Abbreviated Survey Detail Reports.

The screenshot shows the CAIS 2000 software interface. The main window title is "Inspection - Asset: 14002, 111, 0000, DIRECTORS OFFICE, Tracking No: 153056". The interface includes a menu bar (File, Window, Inspection, Reports, Summary Condition, General Maint., Table Maint., FIMS Export, Change Password, Help) and a toolbar. The main data entry area is divided into several sections:

- Inspector ID:** KENNETH HENDERSON
- Discipline:** Architectural
- Tracking #:** 153056
- Volume:** Interior Finishes and Construction
- Location:** ASSET WIDE
- WBS:** Int;Floor Finishes;Carpet
- Comp./UM:** INT_FLOOR_CARPET / SQYD
- Type:** FLR_CARPET_NYLON_COMM_GRADE_32_OZ
- Desc:** [Empty]
- Repl. Cst:** \$1,075
- Rpr. Cst:** \$1,075
- Cpltd. Cst:** \$1,500 (highlighted with a red circle)
- Qty@Loc:** 24
- Repl. Qty:** 24
- Base Cst:** \$0
- Official Cst:** \$1,011
- Est. Cst:** \$1,011
- Year Installed:** 1984
- Pre Repair Years:** [Empty]
- Post Repair Years:** [Empty]
- Condition:** FAIR <25%
- Inspection Dt:** 00/00/0000
- Creation Dt:** 10/01/1996 00:00:00
- Urgency:** REPLACE IN 3-5 YEARS
- Last Remodeled Dt:** 00/00/0000
- Last Updated:** 05/05/2003 09:33:39
- Site Def.:** OPTIMUM YEAR 1994
- Completion Year:** 2001
- Deferred Maint.:** No
- RIC Flag:** No
- RIC Type:** [Empty]
- Service:** CONTINUOUS/ONLINE
- User Tracking Work Order #:** [Empty]
- Status:** COMPLETED
- Repair Symptom:** [Empty]
- Importance:** MAINTENANCE FUNDED
- Repair Task:** [Empty]
- Access:** STRUCTURAL/ARCHITECTURAL
- Repair Cause:** [Empty]
- Equipment ID:** [Empty]
- Repair Purpose:** MOD. DETERIORATION
- Comment:** [Empty]

At the bottom of the form, there is a row of buttons: Save, Reset, New, Costing, Delete, Copy, Copy All, IU Retrieve, Type Search, Next, Prior.

Is there anything else in this release?

Yes. RIC (Rehab and Improvement Costs). This topic will be discussed in the next Network Noise.