



Institute for Building Technology and Safety
2010 Annual Report



IBTS 2010 BOARD OF DIRECTORS

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Chairman

Director of Engineering and Buildings
Virginia Department of General Services
Council of State Governments



The Council of State Governments
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Counties Care for America





June 2011

Dear Colleagues:

I am pleased to present the 2010 Annual Report for the Institute for Building Technology and Safety (IBTS), which highlights our accomplishments working with and on behalf of all levels of government. As a non-profit organization whose work is guided by representatives of five national associations, we share the same public sector values as our government partners -- a commitment to excellent work, public accountability, and responsiveness to citizens' needs.

During 2010, IBTS focused on delivering quality projects, refining its expertise and brand, and deepening its relationships with the five associations that are represented on its Board -- the Council of State Governments, International City/County Management Association, National Governors Association Center for Best Practices, National League of Cities, and National Association of Counties.

As the official responsible for the construction, maintenance and operation of all Virginia state buildings, I know first-hand the value that IBTS brings to enhancing government operations. For example, IBTS's role as the on-site inspectors for the Dulles Metrorail Project has helped my department ensure a code-compliant project -- even though the work is being carried out nearly 100 miles from my office.

Through its work in 2010, IBTS has provided significant value to communities and governments by accelerating progress in the built environment. As state and local governments continue to grapple with a sluggish economy and tight budgets, we look forward to enhancing IBTS's value as a trusted government resource by continuing to provide services with a unique combination of public sector accountability and private sector flexibility.

Bert Jones
Chair, IBTS Board of Directors
Director, Division of Engineering and Buildings
Virginia Department of General Services



ABOUT IBTS

The Institute for Building Technology and Safety creates value for citizens by connecting public and private action to develop sustainable solutions that improve quality of life.



IBTS Is:

- ✓ A non-profit organization that works with all levels of government to improve the quality of service delivery.
- ✓ An organization of highly skilled managers, engineers, architects, code enforcement experts, energy auditors, and technology experts who help government meet new challenges and priorities in the built environment.
- ✓ A partner with all levels of government whose work is guided by a Board of Directors made up of elected and appointed government officials representing the Council of State Governments, International City/County Management Association, National Association of Counties, National Governors Association Center for Best Practices, and National League of Cities.
- ✓ A reliable resource for accelerating government progress by providing flexible, on-call capabilities.

IBTS Helps:

- ✓ Improve the quality of communities
- ✓ Government accelerate progress
The environment through improved community planning and building technology

Building Strong Communities:

All of IBTS's work is based on a deep commitment to building stronger communities. From helping communities recover from natural disasters, to reducing building energy consumption through cost-effective green building codes and wise retrofits, to ensuring community asset integrity and value through sound infrastructure planning and execution, IBTS focuses on accelerating progress, supporting economic development, and improving overall quality of life. By helping governments manage ebbs and flows in the built environment and by paying constant attention to cost-effective service delivery, IBTS is also creating a framework for rightsizing government -- all with an eye toward building and sustaining long-term community improvement.



VALUE TO COMMUNITIES

During 2010, IBTS expanded and refined its ability to deliver services that have a direct impact on people's experience in the built environment. From running building departments to supporting sustainable development to ensuring that federal programs are delivered effectively, IBTS brings value to communities.



Supporting Disaster Recovery

During 2010, IBTS continued to support long-term disaster recovery in Galveston and Harris County, Texas, by providing damage assessments, bid scope development, progress payments, code compliance, and other housing construction services. The work is part of the long road to recovery from the devastation of Hurricane Ike in 2008. IBTS is accelerating progress in Galveston and Harris County by ensuring consistent application of housing construction standards, code requirements, and contractor bid management.

Reducing Insurance Rates through Flood Plain Management

IBTS is working with 14 Louisiana local governments to gain recognition in the National Flood Insurance Program's Community Rating System (CRS), which is administered by the Federal Emergency Management Agency (FEMA). For example, IBTS is helping Bossier Parish achieve a high score on FEMA's evaluation of the parish's flood mitigation and planning strategies, including building department regulation. Commitment to the process of achieving the CRS rating requires IBTS to obtain a Building Code Effectiveness Grading Schedule ranking so that maximum savings can be realized. The higher the score on the FEMA community rating system, the lower the flood insurance premiums are to the community. Other Louisiana local governments that contracted for flood plain management services include Bastrop, Bienville, Concordia, Coushatta, Jonesville, Madison, Morehouse, Plain Dealing, Red River, Ringgold, Tallulah and Tensas.





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Maximizing Municipal and Residential Energy Efficiency

Using funds from the city's Energy Efficiency and Conservation Block Grant, IBTS is helping Manassas, Virginia, carry out a comprehensive plan to reduce energy consumption throughout the city. IBTS conducted audits in 28 municipal facilities covering nearly 250,000 square feet to identify opportunities for reducing energy consumption. Audits are also being conducted in 100 single family detached and townhouse residences where homeowners volunteered to participate in a smart metering pilot project designed to control heating and cooling demands and avoid power outages for the city-owned electric utility.

Bringing Energy Star to Military Bases

At Fort Benning, Andrews Air Force Base, and MacDill Air Force Base, IBTS helped federal military housing contractors establish Energy Star programs. As a result, U.S. military families will enjoy more comfortable and more energy efficient housing for decades to come. IBTS's ability to define the requirements, deliver the certification, and oversee construction to meet the Energy Star standard has directly reduced the U.S. military's carbon footprint at these bases.





VALUE TO GOVERNMENTS

The Institute for Building Technology and Safety creates value for citizens by working to improve the quality of life in their communities.



IBTS brings value to governments by:

- ✓ Providing powerful data collection and analysis capabilities;
- ✓ Augmenting government staff to meet new challenges;
- ✓ Serving as a bridge among the community, developers, contractors, and government;
- ✓ Improving the public perception of building departments and other government services; and
- ✓ Defining and measuring the economic, environmental, and community value of government projects.

During 2010, IBTS continued its work on projects to help accelerate government progress at the federal, state, and local levels.





FEDERAL GOVERNMENT

The Institute for Building Technology and Safety creates value for citizens



Improving Energy Code Field Inspections through Training

With funding from the New York State Energy Research and Development Authority (NYSERDA), IBTS is providing energy code field inspection training and technical assistance to building officials and code inspectors throughout the state. Training is currently underway with a total of 200 events planned throughout the state. The training and technical assistance will increase state and local capacity to ensure effective implementation of new energy codes.

Supporting the Federal Manufactured Housing Program

IBTS's 34 years of work on manufactured housing has not only improved the quality of construction, but also maintained a huge database on all manufactured homes in the country and ensured that all federal requirements are met in construction and installation. IBTS provides oversight inspections, monitoring, and data collection and management for the U.S. Department of Housing and Urban Development (HUD), which is charged with implementing the National Manufactured Housing Construction Safety and Standards Act of 1974. This long-term partnership with HUD is a testament to IBTS's expertise and reliability as a government resource.





STATE GOVERNMENTS

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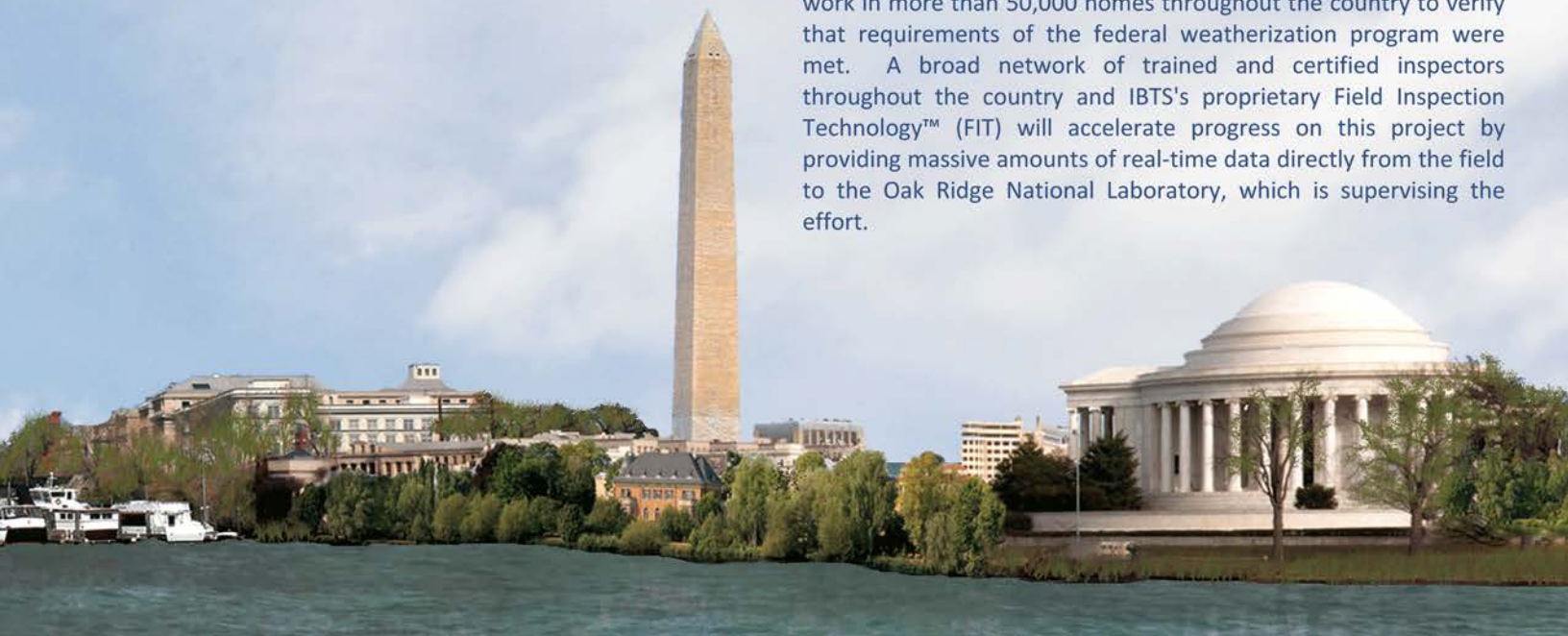


Monitoring Progress on the Dulles Airport Metrorail Extension

IBTS serves as the eyes and ears for the Virginia Division of Engineering and Buildings for this high-profile extension of the Washington Metropolitan Area Transit Authority's Metrorail through Fairfax County to Dulles International Airport. IBTS's experts conduct daily inspections to ensure that state-approved construction plans are followed. The project involves a 23-mile extension of Metrorail with 11 new stations. The first phase will open in 2013.

Evaluating the National Weatherization Assistance Program

The U.S. Department of Energy selected IBTS to conduct a nationwide inspection and data collection process to support a comprehensive evaluation of the Weatherization Assistance Program. IBTS is reviewing records and on-site energy efficiency work in more than 50,000 homes throughout the country to verify that requirements of the federal weatherization program were met. A broad network of trained and certified inspectors throughout the country and IBTS's proprietary Field Inspection Technology™ (FIT) will accelerate progress on this project by providing massive amounts of real-time data directly from the field to the Oak Ridge National Laboratory, which is supervising the effort.





LOCAL GOVERNMENTS



The Institute for Building Technology and Safety creates value for citizens by working to improve the quality of life in their communities.



Supporting Local Building Departments

Since 2006, IBTS has been the largest provider of building regulatory services in Louisiana. In 2010, IBTS ran building departments in 14 parishes and 25 cities and towns, delivering both day-to-day building services and increasing long-term capacity by training local residents to become skilled inspectors. To further accelerate progress, IBTS has introduced a regional approach to building departments in many communities. Combination inspectors work across jurisdictional boundaries using IBTS's Field Inspection Technology™ (FIT) to ensure efficient operations and high quality data. The approach has helped reduce the cost of running local building departments by replacing inefficient procedures, maximizing available inspection staff, and using proven field technology. Local governments that contracted with IBTS during 2010 for building department services included Bastrop, Benton, Bernice, Bienville Parish, Bossier Parish, Castor, Caldwell, Claiborne Parish, Clarks, Columbia, Concordia Parish, Cotton Valley, Coushatta, DeSota, Dixie, Downsville, Doyline, Edgeville, Grand Cane, Grayson, Hall Summit, Haughton, Haynesville, Jonesville, Junction City, Longstreet, Logansport, Madison Parish, Martin, Morehouse Parish, Newellton, Plain Dealing, Red River Parish, Ringgold, Sarapeta, Shongaloo, Springhill, St. Joseph, Tallulah, Tensas Parish, and Union Parish.

Augmenting Inspection Staff to Ensure Progress

IBTS continued to support local governments in providing prompt and efficient building inspection services even when workloads change with tight deadlines for project completion. For example, IBTS inspectors helped Hampton, Virginia to complete construction on a major mixed-use Town Center ahead of schedule in 2009, and then provided inspection services in 2010 to tenants to ensure that they were ready for business before the official opening. With IBTS's support, Hampton Town Center held its grand opening as planned in April 2010. The on-time opening ensured that the city would begin collecting tax revenue as projected. IBTS continues to provide inspection support in Falls Church, Fairfax County, and Portsmouth, Virginia, to deal with the ebbs and flows of construction and related code enforcement needs.



VALUE TO THE PLANET

IBTS is committed to helping governments develop and implement environmentally sound, cost-effective practices that benefit the planet over the long term. Through paperless solutions, energy efficiency programs, smart building, and sustainable community development, IBTS focuses on environmental stewardship.



Maximizing Successful Weatherization Improvements

IBTS supported effective implementation of the Weatherization Assistance Program (WAP) since it received a massive increase in federal funding through the American Recovery and Reinvestment Act of 2009. Working in partnership with state and local governments and community action agencies, IBTS is using its inspection and quality assurance skills to ensure that eligible residents are able to reduce their long-term energy costs. In Texas, IBTS is conducting audits in more than 100 cities and counties including full energy assessments and post-installation inspections to confirm that weatherization upgrades are producing expected energy savings. In New York, working with the state Department of Housing and Community Renewal, IBTS is (1) verifying that installed improvements provide the projected energy savings; (2) confirming that eligible participants received federal funds through the state program; and (3) ensuring that the amounts paid for the improvements are in line with projected energy savings.



Improving Manufactured Homes

IBTS continued its 34-year track record as the national expert on manufactured homes by evaluating quality assurance programs implemented by manufacturers and reviewing oversight provided by state and private parties, working on behalf of the U.S. Department of Housing and Urban Development. The long-term goal is to improve the quality of this source of affordable housing by bringing principles of quality control and best management practices to the manufactured housing industry.



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Improving Home Energy Performance

IBTS continued to work with the Building Performance Institute (BPI) in 2010 to ensure successful home energy audits and improvements carried out by BPI-accredited contractors in New Jersey and Virginia. BPI is the leading developer of technical standards for home performance and energy retrofit. The goal of the partnership is to ensure that contractors are meeting BPI standards and providing high-quality service to consumers seeking to reduce energy costs.



Getting FIT with Field Inspection Technology

IBTS continues to be on the forefront of developing cost-effective and scalable technology solutions for the built environment. For example, use of its flexible Field Inspection Technology (FIT) accelerates progress by streamlining data collection, automating workflow, eliminating dual entry, saving paper, and structuring information through business rules. FIT was a key component of successful projects during 2010, including the Metrorail extension to Dulles International Airport, disaster recovery efforts in Galveston and Harris County, quality audits for the Building Performance Institute, and building department and inspection work in Louisiana.





SUPPORTING NATIONAL AND STATE ORGANIZATIONS

The Institute for Building Technology and Safety brings value to local governments by connecting public and private action to develop sustainable solutions that improve quality of life.

IBTS is committed to supporting national and state associations that represent and provide services to state and local government, with particular attention to the five associations that are represented on the IBTS Board of Directors. This commitment includes ongoing information sharing, participation in and support of state and national conferences, work on joint projects that connect policy development with government operations, and membership in key groups. IBTS maintained the following special memberships and sponsorships as part of its public service commitment:



Council of State Governments
Associate Member

International City/County Management Association
Executive Level Strategic Partner

National Association of Counties
Green Government Partner

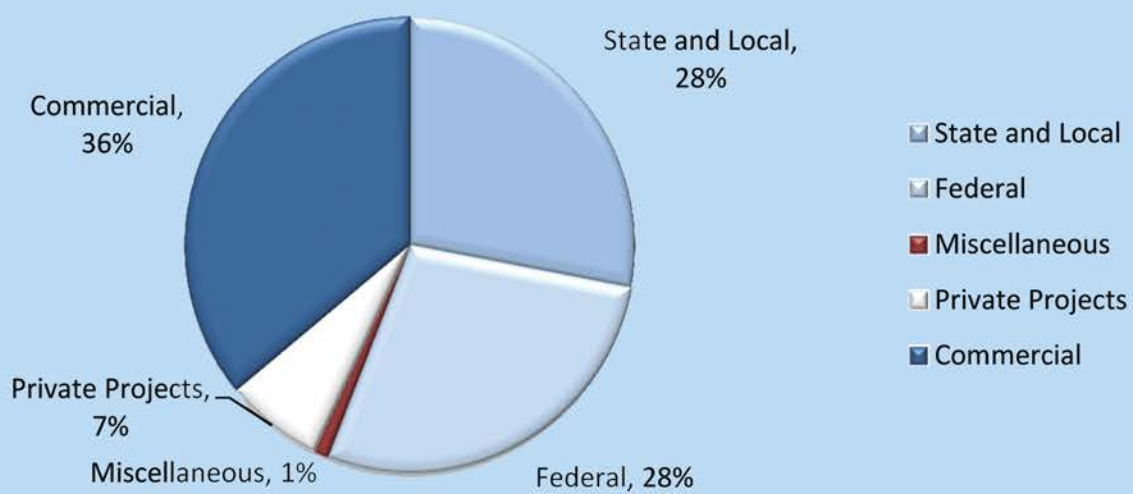
National League of Cities
Corporate Partner

Louisiana Municipal Association
Annual Conference Sponsor

Texas Municipal League
Associate Member

IBTS ended Fiscal Year 2010 with a clean audit issued by the accounting firm of Halt, Buzas and Powell, no debts, and \$5.2 million in unrestricted net assets to support its public purpose. IBTS's \$8.8 million in revenue in 2010 came primarily from contracts to deliver specific services.

IBTS maintains high commercial credit ratings and is considered financially strong by Dun and Bradstreet.



A Solid Financial Foundation



IBTS 2010 PARTIAL CLIENT LIST

Federal Government Agencies

U.S. Department of Energy
U.S. Environmental Protection Agency
U.S. Department of Housing and Urban Development
Federal Emergency Management Agency
Oak Ridge National Laboratory

State Governments

Louisiana Department of Public Safety
Maryland Department of Housing and Community Development
New York Department of Housing and Community Renewal
New York State Energy Research and Development Authority
Texas Department of Housing and Community Development
Virginia Division of Engineering and Buildings

Non-Profit and Private Organizations

Boston Properties
Building Performance Institute
Clark Realty Capital
CDM
Community Action Committee, Victoria, Texas
CPS Energy, San Antonio, Texas
Hines
International Code Council
Jones Lang LaSalle
Lincoln Properties
Lowe Enterprises
Osage Bio Energy, Hopewell, Virginia
Panhandle Community Services, Amarillo, Texas
Turner Construction Company
Virginia Tech University, Blacksburg, Virginia
West Texas Opportunities, Inc., Lamesa, Texas
Community Services, Inc., Corsicana, Texas
Rolling Plans Management, Crowell, Texas

Local Governments

Alamo Area Council of Governments, Texas
Alexandria, Virginia
Austin, Texas
Arlington County, Virginia
Bastrop, Louisiana
Bossier Parish, Louisiana
Claiborne Parish, Louisiana
Concordia Parish, Louisiana
Coushatta, Louisiana
Fairfax County, Virginia
Falls Church, Virginia
Galveston, Texas
Hampton, Virginia
Harris County, Texas
Jonesville, Louisiana
Madison Parish, Louisiana
Manassas, Virginia
Morehouse Parish, Louisiana
Portsmouth, Virginia
Red River Parish, Louisiana
Travis County, Texas
Washington DC Department of Consumer & Regulatory Affairs
Washington DC Housing Authority
Webster Parish, Louisiana





The Institute for Building Technology and Safety

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