



# SAABE TIMES

A publication of the San Antonio Association of Building Engineers

August 2004

Mark Your Calendar—

## JOIN US FOR OUR AUGUST LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, August 18 at the Alamo Cafe on 281. This month's meeting features Elaine Lloyd from SAWS and Bob Nelson from CPS, speaking on rates for the remainder of 2004 and budget predictions for 2005 and 2006-10.

The meeting will be held in the first floor Travis/Bowie rooms, to the right of the entrance. There is plenty of parking at the back of the restaurant. **Please make sure to check in at the front desk when you arrive.**

In addition, we will have nomination letters for the 2004 Building Engineer of the Year award.

Bring your business cards – we'll have the SAABE Networking Board there to help facilitate networking. We'll also have some vendor tables for you to visit.

Please RSVP to (210) 408-1699 by Tuesday, August 17. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

## SAABE Training Seminar

### Pneumatic VAV Class

Sponsored by SAABE and Offered by Amcon Controls

- Thursday, August 26 at Amcon Controls (11906 Warfield).
- **FREE** for SAABE members.
- 11:00am–1:00pm, **lunch included.**
- RSVP required (participation limited to 20).
- We'll look at VAV control theory, practical applications, and calibration.
- Presented by Mark Bickle.
- Mark your calendars—SAABE seminars will always be held the last Thursday of every month.
- Contact Mark at Amcon Controls at 210-349-6161 or [mark@amcon.net](mailto:mark@amcon.net) for more information or directions. RSVP to Laura Bray at 408-1699.

## Education and Events

### SABOMA Picnic in the Park: Guests Welcome!

- Saturday, August 21, 5–9pm, Eisenhower Park (off NW Military).
- Cost: \$5 for adults (13 and older), \$2 for children (3–12), 2 and under free.
- Enjoy food, fun, and door prizes.
- Please RSVP to Lynn Forester ([lynn@saboma.org](mailto:lynn@saboma.org)) by August 16.

### Electrical Standards

- Sponsored by the Texas Engineering Extension Service
- August 23–27, Mesquite
- Cost: \$795
- Call 1-800-824-7303 or visit [www.teex.com](http://www.teex.com) for more information.

### Advanced Maintenance Management

- Presented by David Geaslin, Operations and Maintenance Analyst
- September 10, Drury Inn and Suites (95 NE Loop 410)
- Cost: \$350
- Call 1-832-524-8214 or visit [www.managingmaintenance.com](http://www.managingmaintenance.com) for more information.

### Troubleshooting Electrical Control Circuits

- Sponsored by National Technology Transfer, Inc.
- September 14–16, Dallas
- Learn to wire, operate, and troubleshoot a circuit; sharpen and improve these skills with continued hands-on training.
- For more information, visit [www.nttinc.com](http://www.nttinc.com).

### HVAC Test Preparation Seminar

- Sponsored by Construction Seminars, endorsed by the Texas Air Conditioning Contractors Association
- September 17–19, Houston
- Cost: \$450
- Call 1-888-500-PASS or visit [www.constructionseminars.com](http://www.constructionseminars.com) for more info.

Contact Laura Bray (408-1699) if you know of other courses or events. ❖

## A Message from the President

by Bob Beal

### Sad News

SAABE member Andy Garcia from One Technology Center passed away on Wednesday, July 28. Andy was a frequent attendee at SAABE meetings, and he blessed our lives with his enthusiasm for life and love for his family and friends. Many will miss him. SAABE has sent its condolences to his family, and we extend our sympathy also to his friends and co-workers. Laura Bray will take any contributions and get it to his family. Please contact her if you'd like to make a donation.

### Interns

Thanks again to MMT, Transwestern Commercial Services, and Travis Commercial for participating in our summer internship that ended on August 14. Both Itzel and Brandon are now off to college. That was a real feel-good and really helped out the youngsters. My assistant Kim and I will really miss Itzel. She has become as much as a team member as anybody I have worked with. Itzel's responsibilities grew every day, from taking the daily chiller, chemical, and physical plant logs to rebuilding a sloan valve. She also performed a lot of PM's including AHU, pump, supply, and exhaust fans. Without complaint, she would tend to stopped-up toilets. I would like to say thank you and good luck to both Itzel and Brandon as they venture into life.

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### SAABE Get Together

On the board, we have tossed around a couple of ideas about an after-work get-together for our SAABE members. Jeff Turov of MMT is heading up that committee and has some great ideas. It would be after work and would include food and refreshments. We will be looking for some sponsorships from our vendor members and, if possible, from our management companies. If you have any ideas, please contact Jeff at MMT (210-824-9581).

### Budget Time

It seems that this time of year is always a little more hectic because of budgets. If you are an engineer that is blessed by not having to do a budget, give it time. Oh yes—one day soon, you too will get the operating budget assignment interoffice memo. So all you vendors that feel a little rejected—some of us cannot spend a lot of money and have very little time to spend with you. A little advice to our vendors—between July and September, almost all of have our noses into budgets and buy only what is necessary. However, come September, we either are in the hole 'til next year or have some money to spend. Try to see me in September, and I may be able to see you with a smile. Maybe we need an after-budget social to swap ideas and different building budget techniques.

### Closing thought

Live life  
Reach out to those you love  
Forgive and embrace those you have conflict with.  
And then  
Smile and be happy.  
Life is short. ❖

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## Tech Talk #86: Vehicle Safety

by The Charlie

Having recently been enlightened by an article, and having been told of actual events, we felt compelled to illustrate some items of concern regarding common items often found in everyone's vehicles.

What is at hand here is the velocity at which things accelerate during an abrupt stop or a collision. A simple can of beans in the back of a SUV in a 40-mph crash accelerates to astounding 120 ft/lbs of energy (sufficient enough to render serious injury to an adult). Other items, such as a toolbox or a bowling ball, are deadly, whether located in the trunk or in the bed of a pick-up truck!

A recent article described a woman who had just loaded a few cases of books from a schoolbook sale into the rear of her SUV. A young child was located in a forward-facing car seat in the second row of seats. On the way home, they were involved in a seemingly minor impact. However, one of the cases of books had enough force to actually break the second-row seat from its mounting, crushing the child between the rear of the front seat and the seat to which they were secured. (Although the article described the infant as having been crushed, we assume the probable cause was a broken neck.)

Another case in point is a local person who was killed in a rather minor traffic accident. A toolbox in the automobile trunk became a missile upon impact, tearing out the back seat and striking the driver in the back of the head, killing him instantly.

In taking relatively small items into consideration, we hate to think of the dangers faced by the service technicians in their service vans when a mere 12-gauge metal panel is all that protects them from the objects in the back of their vans. Just imagine what a 50# jug of refrigerant would do!

Another area of concern is again loose objects, but in a different role. Often enough, the dashboard, console, back seat, etc. are used for storing objects. If you have ever been in a rollover crash, you will know what I mean when we describe that the actual accident was nothing; the injuries received were getting poked by a pen, stabbed by a screwdriver, getting whacked by a coffee mug, or being clubbed with a 9-iron, Ping'd by a driver, and strangled by a golf towel. All of these injuries were caused by loose items (I remember each on of them).

Back to the serious side, the following article illustrates that this is not a new concern. However, nothing much has been said or done recently to reveal the hidden dangers (other than the vehicle manufacturer providing cargo nets and anchor points in some SUV's).

### "III. Occupant Protection. A) Crash Injury

#### "Evaluation of The Effectiveness of Child Safety Restraints (1987, DOT HS 807 141)

"The results of this study showed that half of crashes happened within 5 miles of home and 70% occurred within 10

miles. Severe crashes were just as likely to occur close to home as they were farther from home. Child safety seats with easy-to-use designs were more frequently used correctly. *Serious injuries that were received by children who were properly restrained were most often caused by intrusion or flying objects.* Lap-held children were very vulnerable to serious and fatal injuries. Lap-belted children had fewer injuries than did unrestrained children." (Article reprinted from NTHSB website: <http://www.nhtsa.dot.gov/people/injury/research/COMPEND2.HTM#SectIIIA>)

We are provided with means to provide safety for ourselves and other occupants. It is up to us to ensure that the younger ones are looked after. Check your vehicles before loading up the little ones!

**CHARLIE'S LAW:** An ounce of prevention is a ton of heartaches saved.

**NEXT MONTH:** "In Construction Management, Change Orders Happen"

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Ronnie Shaner

David Felts

**Engineer Spotlight: Jim Johnson****by Tom Lasater****Gone Fishing!**

Jim turned in his keys, his cell phone, his uniform, took up a fishing pole, and we haven't seen him since. No, he didn't fly away, drop off the face of the earth, or go into hiding. After 12 years with Transwestern, Jim Johnson retired. He and wife plan to visit their kids scattered all over the United States and fish all along the way.

They came from Minnesota in 1987 with their kids still in middle school, only to see them scatter after college. They have a daughter married in Littleton, Colorado, another daughter who is a teacher at San Diego State College, and a son who graduated from Incarnate Word and is in Minnesota studying to be a priest. Jim and his wife went to Minnesota in April to see their son take his vows for the priesthood.

In Minnesota, Jim was employed with several large firms in the area of quality assurance. His wife was offered a teaching job in San Antonio, so Jim left his job in the cold country and arrived in the hot country in 1987. His first job was with Capstone Property Management (Mary Ann Kennedy was his first manager), who offered him a job even with his lack of experience. She probably felt the quality assurance training he had would be beneficial in assuring the building to be well maintained.

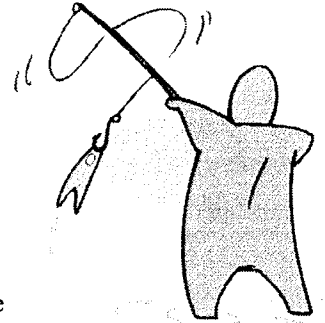
His building was sold, and Henry S. Miller Commercial, who assumed management, decided to keep Jim on board.

Jim's next building was on Fredericksburg Rd. with Bradford Properties.

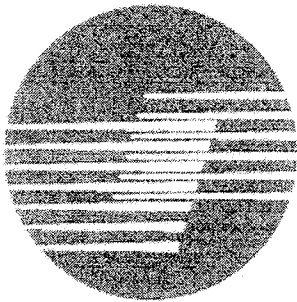
During those years, he says he credits much of his education as a Building Engineer through knowledge he gained from his vendors. They knew that at his building, everything was under investigation, and they were they were the source of knowledge he was looking for. In addition, he took courses from St. Philip's College to further his advancement in the Building Engineer field. He could have used a SAABE Library then.

While he was with Bradford, Tony Durand introduced him to SAABE. Jim's knowledge continued to grow as he got to know with many more vendors and engineers.

His next adventure was the beginning of his long tenure with Transwestern and again learning from Alamo Controls all about chillers, as he now had an additional responsibility. His pursuit of knowledge took the same path—vendors, course work, and SAABE.



*(Continued on page 5)*



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### Engineer Spotlight (continued)

*(Continued from page 4)*

At the Crown Atrium building, he began working with chemical companies to remove scale from the chillers through chemical means and maintenance during the peak winter months. When he began, the building electrical usage was about 4 million per year; last year, it was 2.45 million. This year, he is projecting about 2.35 million of electrical usage. Pretty good for a person who started in our field with no real building maintenance experience.

His experience demonstrates that our present SAABE interns have a great opportunity when starting with their education and now gaining practical experience with SAABE engineers.

Jim has truly earned his retirement, and I would like to thank him for his help as a member of the SAABE Library Committee. We all wish him the best. When you think of Jim, remember his smile and laugh as he tells someone about his last fishing adventure. ❖

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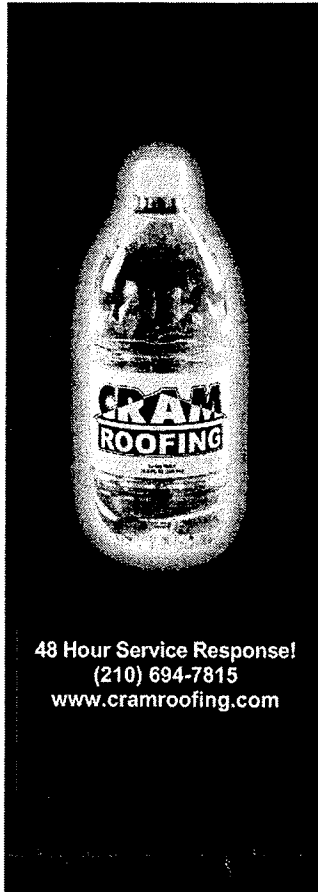
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## Welcome New Members

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If you know someone who'd like to join SAABE, have them visit our web site at [www.saabe.org](http://www.saabe.org) to obtain a membership application. Or call Laura Bray (210-408-1699) and she will fax one to you. ❖

## Deadline Nearing for State Licensing of Electrical Workers

Electrical workers in Texas who have not received a license by September 1 could be in for a shock. Under House Bill 1487, passed by the 78th Texas Legislature, everyone who performs electrical work in Texas is required to be licensed by that date, unless exempted by law. This applies to all categories of electrician, including apprentices. Persons performing electrical work without the appropriate license after that date could be assessed financial penalties.

It is not sufficient to have applied for a state license by September 1. The license must be issued by that date for a person to be in compliance with the requirements of the law.

Building engineers and maintenance workers are exempt from this state requirement, as long as:

- the work is performed by a person regularly employed as a maintenance person at the building or premises;
- the work is performed in conjunction with the business in which the person is employed; and
- the person does not engage in electrical work for the public.

However, the City of San Antonio still has a couple of requirements for employers of maintenance workers who perform light electrical duties such as changing ballasts and repairing 120 volt switches, overcurrent devices, etc.

Per Chapter 10 of the City's electrical code (with local amendments), each individual property must have an annual electrical maintenance permit, and the person performing the work must be a Registered Electrical Maintenance Technician (REMT).

For more information on these requirements, call the Electrical Inspections Department at (210) 207-8286. For information about completing the required education program and obtaining the registration, contact IEC at (210) 431-9861. ❖

# The Daily Chronicle

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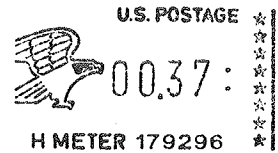
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**SAABE TIMES  
 August Issue**

**Final Thought:**

*"The only thing worse than training employees and having them quit is not training employees and having them stay." — William Vanderbilt*

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**2004 Board of Directors**

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**Membership Luncheon  
 August 18, 2004**

**Time: 11:30 a.m.**

**Location: Alamo Cafe on 281**

**Program:**

**CPS and SAWS Rate Updates**

**Upcoming Luncheon:**

**September 15, 2004**

**Program to be announced**

The SAABE Times is edited by Laura Bray and printed monthly for the San Antonio Association of Building Engineers by:



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