



# S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

October, 1998

## CPS To Speak On Electricity Deregulation

For more than 50 years, City Public Service has provided the energy needs of the San Antonio metropolitan area. Today, CPS has more than 530,000 customers, making it the second largest municipally owned utility in the country.

CPS prides itself on quality, low-cost natural gas and electric service. The San Antonio residential gas and electric bill is the lowest of major cities in Texas and among the lowest in the nation. In addition, the municipally owned utility invests in the community in a number of ways.

On October 21, 1998, Ms. Judy Coronado, Key Account Manager for City Public Service will discuss "Deregulation and CPS's Position on Deregulation" at the SAABE membership luncheon. CPS has employed Ms. Coronado for 20 years. A life-long resident of San Antonio, she graduated from UTSA in 1994 with a bachelors degree in Business Management. Mr. Milton Russell, Project Engineer will assist her during the presentation. Mr. Russell has a Bachelor of Science degree from Prairie View A&M Univeristy in Civil Engineering and an MBA from Indiana Wesleyan University. He has worked with CPS for six years.

Nationwide discussion of an expected deregulation of the U.S. electric industry has CPS and utilities throughout the nation assessing preparations for open competition. October's presentation will focus on CPS history, CPS facts and CPS position on deregulation and utility rate comparison survey and what CPS can do for you. We urge you to compile a "wish list" of things CPS could do to better serve you.

## Education Corner

by Mike Lusk

Over the past few months, I have had several inquiries regarding courses that might be available from Texas Engineering Extension (we commonly refer to them as TEEEX). I had been under a partial misunderstanding regarding what they were doing. So, I had lunch with Jackie Gorman, the woman in charge at TEEEX at the H.B. Zachary center down on the southeast side of town. Here's what she told me in a nut shell.

They do not conduct the courses in the manner they did a few short years ago. There are essentially two methods to get the same or similar instructions as before. First, they partner with organizations (such as HEB, for example) that have enough employees with the need to conduct a special class. Sometimes these classes have room for a few more students and you can piggyback in them.

Secondly, if you are interested in a class, you may call them and register your interest. When they get enough (eight) interested in a particular subject, they then set a date and notify you. They normally shoot for a class size of twelve.

The bottom line is, they still teach many of the same subjects they have for years. If you are interested in any course or subject, call them. If your subject is not one they have listed, no matter — if you need it, someone else probably does also. When they get enough, they'll create the course.

To ask about courses or to get your name on the list, call Leanna Ramirez at 633-1065. Her e-mail is [SARAMERI@TEEXNET.TAMU.EDU](mailto:SARAMERI@TEEXNET.TAMU.EDU). Calling them is also how you can find out the cost of the courses.

By the way, TEEEX is always looking for part-time instructors in various subjects. If you are so inclined, give them a call.

### Some of the courses are listed below:

HVAV I and II, 40 hours each; CFC Certification, 8 hours; Motor Vehicle A/C Cert., correspondence; Plumbing Intro, 40 hours; Microsoft PROJECT and EXCEL, 8 hours each; Boilers and Controls, 40 hours; Welding Short Courses, specialized/customized.

Other subjects include: underground storage tanks, EPA, OSHA, hazardous materials, asbestos and lead abatement, programmable logic controllers, and many others. Just give them a call and they will try to help you.

### Upcoming Seminar Opportunity

Summit Electrical Supply will be conducting a seminar entitled "Changes in the 1999 NEC" in San Antonio on November 4, 1998. 800-225-7858.

# Above the Ceiling

by Paul Thompson

## Bits and Pieces

Thanks to Leonard Sutton of Service Tech and Phil Groff of Boston Fincor for sponsoring September's General Membership Meeting. The presentation on variable speed drives for motors was much appreciated.

October's meeting will be sponsored by City Public Service (CPS). As you know, at the last meeting they asked all of us to come up with a "wish list" — things that we, as Building Engineers, would like to see CPS provide as an incentive towards signing a long-term contract with them. As the electric utilities field is deregulated, CPS will be forced to compete for our business. Do you have your list ready for October's meeting? One thing I would like to see are REBATES to help pay for energy-saving device installations (see preceding paragraph).

Congrats to Robert Andrews, our 1998 Building Engineer of the Year! Robert has been a familiar face around SAABE since he helped bring Uranga Towers (now known as One International Centre) out of the ground. Most of you probably know him from his most recent job as chief engineer of the Concord Plaza building. I sure hope Elena got a chance to explain to him the responsibilities that come with the award...

Make sure you check out the letter of thanks that we got from Christian Senior Services for our donation in August. It's good to see SAABE putting back into the community.

We are always looking for sponsors to put on informative presentations at our monthly meetings. At this time, we are looking for sponsors for December and beyond. Call any of our Board of Directors listed on the back for more information.

**1998 SAABE Directory:** If you did not pick one up at the general membership meetings in August or September, do not despair — they will be mailed out to you shortly.

SAABE Elections are coming: nominations to be taken in November, voting in December with offices to be taken in January, 1999. The following positions are up for grabs:

- President
- 1st Vice President
- 2nd Vice President
- Treasurer

If you are interested in one of these positions or you know someone who would do a good job, get involved. This organization has come a long way, but new blood is always needed.

Talk about coming a long way — at last count, SAABE was up to 98 paid members. This is almost a 50% increase over 1997 when we finished the year at 65.

My brother, Bruce, was in town this last week from Seattle. He recommended that we look into merging with the Key Employees of Maintenance Organizations (KEMO). The resulting group would be named KEMO-SAABE. We will take this under advisement.

**The Trade Show:** As I write this, the show is still several days away. As you read this, it's history. So I'm going to look into the future and say, "Wasn't that a great show?" Did everyone get a chance to pick up one of our now classic SAABE caps or our bomb shirts? Did any of you score with the lottery tickets? Once again the turnout was strong, the food was good, vendors had a chance to strut their stuff and the SAABE table got a lot of hits. A good time was had by all (especially Matt — I feel very confident in saying this.)

Nice to see John Boldt, SAABE's first President and founding member at the September Meeting. Do you think it's possible we could coax John and some of the other original members into attending more of our meetings and sharing their experiences? We've all got a lot to learn and these guys have been there, done that!

For the second time in memory, Congress has voted to hold impeachment hearings — how will it play out? I feel sorry for Chelsea and the country. But the Mark McGwire & Sammy Sosa home run derby is now history with the new bar set at an impossibly high 70! How long will this record last? The records that Florence Griffith Joyner set in 1988 still stand in the 100 and 200 meters — some people in the know say her performance in the Olympics that year was one of track and field's all-time greatest. She of the Wild outfits, long fingernails all done up and flowing hair — truly one of a kind who will be missed.

Everyone please say a prayer for Charlie Mikolajczyk's youngest son, Charles, who was recently injured in a hunting accident. We all hope for a full and speedy recovery.



# CHRISTIAN SENIOR SERVICES

September 1, 1998 4306 NW Loop 410 • San Antonio, Texas 78229-5140  
(210) 735-5115 • Fax (210) 735-5659



Mr. Paul Thompson  
Sahn Antonio Association of Building Engineers  
601 NW Loop 410, Suite 50  
San Antonio, TX 78216

Dear Paul:

Greetings! Let us begin by saying thank you, thank you, thank you! On behalf of Christian Senior Services Board of Directors and the seniors that we serve, your most generous contribution during our city's excruciating heat wave will always be remembered.

The distribution of over 5000 fans to the elderly of Bexar county, as well as to those of Bandera, Comal and Kendall counties has been a tremendous undertaking. While the "Fan Frenzy of 1998" generated immense public support, we could not have accomplished this without *your* kindness and generosity of spirit.

There are over 200,000 seniors in our community. A high percentage of this population lives alone, in isolation, with nominal resources to provide for food and medicine. Basic necessities such as air conditioning often become luxuries for this segment of our population. The fact that San Antonio did not incur major heat related deaths such as other cities is a direct result of your caring and compassion.

Christian Senior Services is one of the largest non-profit providers of services to people over the age of 60 in San Antonio and Bexar county. In almost twenty-one years the agency has grown from serving 8 isolated, senior citizens daily, to serving over 1,600 each day through **Meals On Wheels**, **Grace Place Alzheimer's Activity Centers**, the **Senior Companion Program**, and our **Health Screening Services Program**.

In the year 2040, 1 in every 4 people will be over the age of 65, so it is vital that we continue to foster quality in the lives of our elderly population. Your gift has been instrumental in helping to brighten the lives of our isolated elderly. If you have not yet visited our agency, we would love to show you all of the wonderful services that we offer. It is with deep gratitude and heartfelt appreciation that we thank you.

Warmest Regards,

Steve Saldana  
Executive Director

Patricia Potyka  
Director of Development

Michael Vizzone  
Director of Operations



## Building Engineer of the Year

The San Antonio Association of Building Engineers is pleased to name Robert Andrews, SMA, CBE, of Mack-Cali Realty, Building Engineer of the Year. Robert began his engineering career in 1986 and has been the Building Engineer at Concord Plaza since 1991. He obtained the Systems Maintenance Administrator designation in 1992, and in 1996, became a Certified Building Engineer.

Robert's enthusiasm, dedication and knowledge make him a shining example of the type of professional needed to maintain today's intricately constructed office buildings. Congratulations on your achievement, Robert, and thank you for all your hard work!



*Robert Andrews, SMA, CBE (left) receives his award for Building Engineer of the Year, 1998 from SAABE president, Paul Thompson.*

## SAABE Input Needed For Trade School Project

Young tradesmen are going the way of the dinosaur due to the lack of trade classes in just about every school district in San Antonio. We must spark the interest of these young people early on about the job opportunities that exist in our trades.

Mr. Steve Albert, president of County Wide Plumbing, is seeking input on the possibility of a Magnet School for the north part of San Antonio, made up of the Construction, Diesel and Automotive Trades. The facility would house every phase of these industries in a classroom and lab environment. The programs would have the most current industry curriculum, equipment, materials and the best teachers available. Industry partners could also use the school to train currently employed tradesmen.

*continued on page 7*

## New Members —

The San Antonio Association of Building Engineers would like to extend a warm welcome to the following new members:

### **Regular Member**

ISS - International Service System  
Phillip Anderson, SMA, FMA, CBE  
320 S. Flores  
San Antonio, Texas 78204  
(210) 592-4547

### **Associate Member**

Tower Sweep of South Texas  
Mike Halvorsen  
310 Sprucewood  
San Antonio, Texas 78216  
(210) 241-4440

### **Associate Member**

A.J. Monier  
Scott Johnson  
1446 N. Flores St.  
San Antonio, Texas 78212  
(210) 223-9151

### **Associate Member**

City Public Service  
Judy Coronado  
PO Box 1771  
San Antonio, Texas 78296  
(210) 978-2340

### **Associate Member**

Wheeler Coatings, S.A.  
Larry Gayhart  
14059 Dublin Square  
San Antonio, Texas 78217  
(210) 654-5576

### **Associate Member**

M.F.P., Inc. (Mulder Fire Protection)  
Ed Mulder  
5807 La Colonia  
San Antonio, Texas 78218  
(210) 661-4257

*Is your company interested in becoming a SAABE Member? Give Lynn Forester a call at 521-8838 to find out how SAABE can work for you!*

# Can't We Just Cover the Old Roof?

by David Webb, Cram Roofing Co., Inc.

In working with several customers in the San Antonio marketplace, I have encountered a roofing practice that was very widespread at one time, but has diminished substantially with industry research and continuing improvement of the roofing industry as a whole. What's the practice? RECOVER.

A few definitions may be helpful...“Recovering” is the practice of installing a new roofing system on top of an existing roofing system. “Reroofing” is the practice of removal of the existing roofing, insulation and flashings, and replacement with all new materials. There is a huge difference!

While there are times when recovering a building may make technical sense, there are many more instances when recovering a building is considered to be poor roofing practice, and may in fact, be a technical violation of the local building code.

According to many industry experts, including the NRCA (National Roofing Contractors Association), the *only* roofing situations where a recover option may be a viable option is when:

- There has been minimal (almost zero) leak history of the old roofing system.
- Wet insulation in the existing roofing system has been scientifically (not trial and error) identified, removed, and replaced as part of the “recover” project.
- There is minimal blistering of the existing roofing membrane.
- The original roofing system was properly constructed in terms of compatibility of materials.

When is a recover option considered to be poor roofing practice?

- If there is *any* question of the integrity or condition of the structural roof deck.
- When there has been documentable leak history of the building. Leak history probably means there is wet insulation if the system is an insulated roofing assembly.
- When there is known wet insulation within the roofing system. Installing a new roof over wet insulation will (not *may*) cause premature failing of the new roofing system. Roofing over wet insulation is also a violation of the Uniform Building Code and other agency codes. Also, leaving wet insulation on top of a structural deck will only cause additional degradation of the deck, i.e., rusting

metal, spalling concrete, softened gypsum or lightweight concrete.

- When the current roofing membrane was installed with hot asphalt directly over isocyanurate or “foam” roofing insulations. While this roofing assembly was widely promoted by at least one roofing manufacturer 15 to 20 years ago, it is now known that mopping hot asphalt directly over foam insulations causes the release of gases and directly causes blistering of the roofing membrane or covering. Installing new roofs over these systems will (not *might*) cause additional gassing, and will definitely (not *possibly*) result in the emergence of blisters in the new roofing membrane.

Though there are times when “recovering” can be a viable option, the best practice is always demolition and replacement of an existing roofing system.

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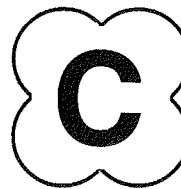
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# Heard It Through the Grapevine



- **Richard Trowbridge** is now building engineer for Mission City Properties at 10010 San Pedro.
- **Jim Boring** is now at USAA Towers.
- **Jeff Nannen**, previously at USAA Towers, is pursuing his own business.
- **Steve Melgosa** is now at the Nowlin Building.



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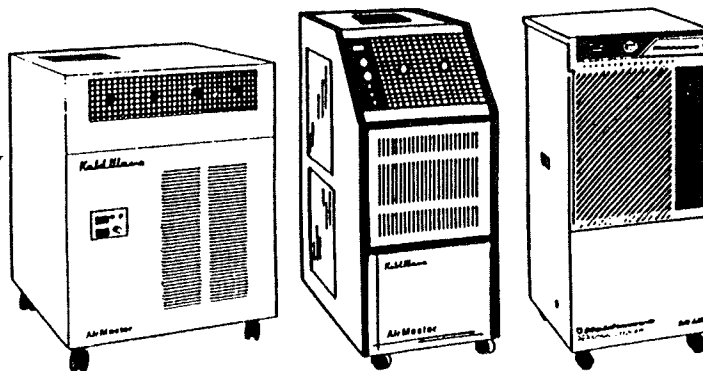
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# Tech Talk #17

by The Charlie

## Keyed Up On Lock History! (Part 2 of 2)

### Ingenuity and Innovations

Another well-known company was formed in the family tradition in the late 1800s. Linus Yale, Jr. was born in Salisbury, NY in 1821 and began his career as an artist. His father started the Yale Lock Shop in Newport, NY in 1847, and it was there that Yale learned the art of lock making. After his father's death in 1857, Yale moved to Philadelphia, PA and formed the L. Yale, Jr. Co. for the manufacture of bank locks. In 1861, he moved his shop to Shelbourne Falls, MA and formed another company with Col. Halbert Greenleaf. This company was called the Yale & Greenleaf Manufacturing Co. In 1865, with patent #48,475, Yale's invention of the pin tumbler mortise cylinder lock completely changed the art of door locks from lever tumbler locks with large keys to an adjustable pin tumbler cylinder to adjust for various door thicknesses. This lock required the use of a small "feather" key. Yale suddenly died of a heart attack on Christmas Day in 1868 in New York City.

Another innovator came along in the form of William H. Hart, who pioneered cold rolled steel for the door hardware industry in 1870. Hart worked for Stanley Works and eventually served as the company's second president. It was through Hart's efforts that Stanley became the first company in the hardware field to produce cold rolled wrought iron butts (hinges), by passing ductile wrought iron strip without reheating through a brass cold rolling mill. The process resulted in a final product that had greater strength, a smoother and brighter surface, and uniformity in thickness up to that time, unmatched in sheet iron processing. This development made it possible to feed the material into stamping presses, turning out hinges and hundreds of new products.

### 1999 Membership Dues

- 1 Representative — \$130
- 2 Representatives — \$100 each
- 3 or More Representatives — \$90 each

Membership renewal invoices will be mailed in November.

### The Turning of the Century

As the United States moved into the 20th Century, two other lock pioneers on the West Coast revolutionized the lock making industry.

In 1921, Frank E. Best invented the removable core cylinder. This allowed the building owner use of the control key to change only the core. A new core could be inserted into the cylinder to easily replace locks that needed to be changed. Best founded the Best Universal Lock Co. in 1925 in Seattle, WA and moved the company to Indianapolis, IN in 1938. He died in 1966 at the age of 83.

In 1926, Walter R. Schlage founded the Schlage Lock Co. in San Francisco, CA. Schlage revolutionized the art of lock making with the invention of the cylindrical lock. This lock required the drilling of only two holes in the door and could be easily assembled in a fraction of the time required for door preparation and installation of the mortise lock produced by most other lock manufacturers at that time. Instead of using iron and brass sand casting, Schlage's cylindrical lock was made entirely of wrought steel and brass parts. These parts were more accurate and could be produced in high volume at less expense. Schlage made improvements to the Schlage "A" Lock (patent #2,297,077), and the lock became the most copied lock in the world. Schlage died in 1946.

Many of these products and the biographies are currently in display in the Lock Museum of America, located on Main Street in Terryville, CT. You would enjoy it, I did!

*"The Charlie"*

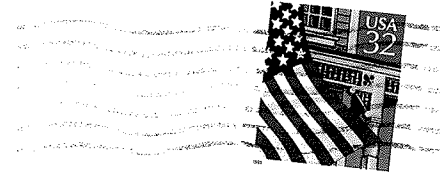
### Trade School

*continued from page 4*

Career and Technology leaders from several school districts have agreed that a Magnet School of this type has merit and should be investigated further. Mr. Albert would like to hear SAABE's thoughts on this project. Is this something that we, as an organization, would be willing to commit our time, resources and money to see happen? Our response will help to determine the next step, which is to present this idea to the Superintendents and/or local School Boards of North East, Judson and Northside I.S.D. Please contact Steve Albert at 732-9782 with your comments by the end of October.



**San Antonio Association  
of Building Engineers**  
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**S.A.A.B.E. TIMES**  
**October Issue**

**1998 Board of Directors**

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Mike Lusk <i>Education Director</i>	340-2533
Mike Alvarez <i>Vendor Representative</i>	824-9581

Lynn Forester <i>Association Coordinator</i>	521-8838
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**Membership Luncheon**  
**October 21, 1998**

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

**Location:** Tex's Restaurant  
in the Airport Hilton

**Topic:** CPS on Electricity Deregulation

**Sponsored by:** CPS Electric

**Speaker:** Judy Coronado

**Upcoming Luncheons:**

**November 18:** Attorney, Gay Gueringer

**December 16:** To Be Announced

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