



S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

June, 1999

Mark Your Calender —

There are those of you who have the responsibility of maintaining different types of hot water boilers. They are registered with the State, and your insurance company checks them once every two years. But do you thoroughly inspect them every week? Our June meeting will feature the Texas Department of Licensing and Regulation. The topic is State recommendations on proper hot water heating and hot water steam heating, as well as boiler registration.

The Texas Department of Licensing and Regulation has a substation in San Antonio. The State implemented their first boiler law in June of 1937. Currently, there are around twelve boiler inspectors for the state of Texas.

Mr. Art Wildberger, the Deputy Boiler Inspector for South Texas, will be our speaker.

His area of expertise includes all types of hot water boilers. Mr. Wildberger has been with the State for about five years. Prior expertise comes from serving in the Navy for 23 years as a Navy boiler inspector. Any questions on boilers can be addressed at the meeting or by contacting Mr. Wildberger at 210-281-0333.

Make plans now to attend the June 16 general membership luncheon. It will be a great time to learn something new or expand your knowledge!

We'll see you there!

Education Corner

by Mike Lusk

Folks, I can't believe another month has gotten away from us. By the time you read this, the year will be almost half over. Before you know it, the kids will be back in school. Did you ever think of the school maintenance guys trying to get all of the things done while school is out? It seems they have less time over the summer each year. Oh, well.

Upcoming NTT seminars:

Call me if you need a copy of the brochure, or call 1-800-922-2820 for information or to enroll.

Boilers — San Antonio, August 10-12, 1999; \$985.00

Maintenance Practices — San Antonio, August 25-26, 1999; \$795.00

Hydraulics Training — San Antonio, July 27-29, 1999; \$985.00

Building Electrical Inspection — San Antonio, June 28-29, 1999; \$695.00

Centrifugal Pumps — San Antonio, August 5-6, 1999; \$695.00

Troubleshooting Electrical Control Circuits — Austin, August 24-26, 1999; \$985.00

How to Manage Maintenance for Results — July 15-16, 1999, Houston, TX. Sponsored by Texas Tech University. Call Mike Lusk to get an application faxed to you. Or call (806) 742-3170 or (800) 690-3020. Register on-line at www.nwtsbdc.ttu.edu/cpd. \$795.00 for one person; \$695.00 each for two or more from the same organization.

Effective Maintenance Planning and Scheduling — Sponsored by Advanced Manufacturing Institute. Houston, TX, August 18-19, 1999; \$795.00 each. Call 1-800-882-8684 to register.

I would like some feedback from some of you. Have any of you ever gone to any of these seminars? Are they worth it to you? One of my customers in Austin said he had been to some and the quality varied from absolutely great to so-so. What do you think? Call me at 340-2533 or fax me at 340-2533.

Above the Ceiling

by Paul Thompson

R • E • S • P • E • C • T

...tell you what that means to me: Respect Yourself! So sang Aretha Franklin, and maybe this should be the Spurs' song. After 26 years of trying, they've become the first of the old ABA teams to reach the NBA finals. And they didn't back into the series, they steamrolled in by losing only once (to Minnesota) while sweeping the likes of L.A. and Portland. In fact, only one other team in NBA history (the '89 Lakers) won more playoff games in a row than the Spurs. But those same Lakers were swept by Detroit's "Bad Boys" in the Finals.

If that Detroit squad was the "Bad Boys", then this Spurs team has to be the "Choir Boys". I mean, admit it — from 1 through 12, these are some nice guys. Churchgoers, positive role models, good neighbors and respectful both to their teammates and opponents. They don't need to talk trash, they let their game do the talking. But two things I believe they have in common with the legendary Bad Boys: the hardest-nosed defense in the league and MENTAL TOUGHNESS. These guys just do not give up!

What was the rap on the old Spurs? Too soft? Just look at the monster defender David Robinson has been in the paint. Sean Elliot (aka the "Soft Taco") — do you believe that shot?!?! And what did Damon Stoudamire say about

Avery not being able to lead the Spurs into the Finals? Tim Duncan — not bad for a sophomore. Mario Elie's unbending drive, Will Purdue's "D", Jaren Jackson's 3s, Malik Rose's instant energy, Steve Kerr and Jerome Kersey, the old vets, Antonio Daniels and Gerard King. And what about Pop? Aren't you glad Peter Holt didn't fire him at 6 and 8? Even though he went against your better judgment? I don't think there is a better team in the NBA.

The Spurs have their superstars, sure — but in a lot of ways, this well-traveled lot reminds me of the biblical verse: "The stone that the builders rejected has become the cornerstone of our faith." Respect is earned, not bestowed upon you. The Spurs have truly earned ours.

Congratulations to my friend, Mr. Eli Guerra: 5th degree Karate Black Belt, founder of Karate Kids, HVAC Technician and now founder and first president of Northern Federation of Auxiliary Employees and Paraprofessionals. This is the new union representing Maintenance, Custodians, Food Service, Teacher's Assistants and Transportation workers in the NEISD. Right now, the weight of the world is on those slender shoulders as his organization fights for the same thing as the Spurs: RESPECT.

The Trade Show is coming October 14, 1999, and the theme this year will be "The Greatest Trade Show On Earth" — a circus theme. More volunteers (especially Building Engineers) are needed to help man committees — please contact Mike Alvarez or sign up at the June general membership meeting. Get involved, help out — the show will be bigger (and hopefully better) than last year, and we can use all the help we can get!

The SAABE Membership Directory for 1999 is set to come out in August and, for the first time in years, we will be selling advertising space. This is a good chance for our Associate Members to help support SAABE while at the same time getting their message directly to the people who use their services — Building Engineers. The Directory is a top-drawer resource for anyone wanting to tap into the collective wisdom of our thousand years-plus of experience.

The bylaws amendment has passed! Want to thank everyone who took the time to read it, fill out their ballots and send them in. This will position SAABE well for our next millennium.



Thanks also to Tom Lasater and Mike Lusk who formed the tag team that ran last month's meeting — great work! That really wasn't so bad now, was it? And also thanks to Ken Kurbuski of CPS who put on May's presentation on their Y2K readiness. I understand that it went over very well and got a lively Q & A session going. Don't know about you, but I'll be glad when the year 2000 gets here just so I don't have to hear the words "Y2K" again. The clock is still ticking...

On a personal note, sorry to see Sophie Watkins (Pyramid Building Office Manager) had to leave after three and a half long years. She's heading back to Ohio to help care for her dad. If you knew Sophie, you knew also that she was blunt, tough, outspoken and cantankerous. We got into it more than once — good thing the walls in the building management office are pretty well sound proofed. Fought like cats and dogs at times — no, more like brother and sister — knowing that at the end of it you were still family. And I know the tenants will miss her — many of them have told me this, and how they respected her. Good luck, Sophie, from all of us here at the Pyramid.

Employment Opportunities

The following engineering positions are available at La Mansion del Rio Hotel:

- Maintenance Supervisor
- Kitchen Mech./HVAC
- Engineer I, Maintenance Mech.
- Preventative Maintenance, Painter

Please fax resumes to (210) 518-1076.

Building Maintenance Supervisor Needed

Manor Baptist Church of San Antonio is actively searching for a person to serve as Building Maintenance Supervisor. This person will be responsible for all day-to-day operations of the church's physical plant.

- Duties include:
- Supervision of custodial staff
- Handle emergency repairs
- Oversight of on-campus repairs by contractors
- Routine cleaning and maintenance both inside and outside of buildings

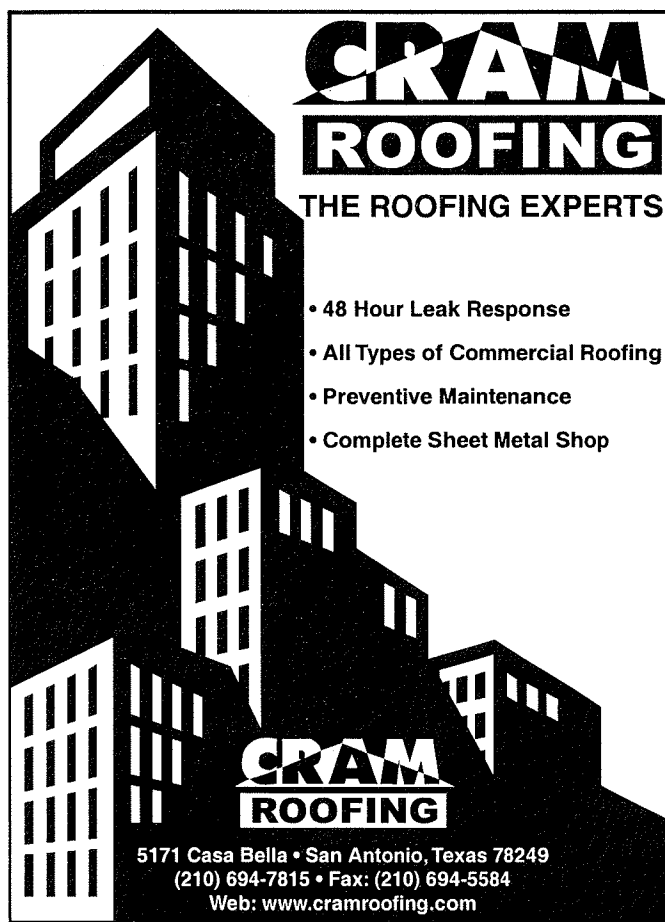
Interested applicants need apply with a resume detailing previous employment history and specific experience in this field. For more information, contact the church office, (210) 733-7196.

Happy Father's Day

Why Men Are Cool...A Woman's Point of View

- Phone conversations are over in 30 seconds flat.
- You know stuff about tanks.
- A five-day vacation requires only one suitcase.
- You can open all your own jars.
- Dry cleaners and hair cutters don't rob you blind.
- You can go to the bathroom without a support group.
- You don't have to learn how to spell a new last name.
- You can leave the motel bed unmade.
- You can kill your own food.
- You get extra credit for the slightest act of thoughtfulness.
- Wedding plans take care of themselves.
- If someone forgets to invite you to something, he or she can still be your friend.
- Your underwear is \$10 for a three-pack.
- If you are 34 and single, nobody notices.

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Ask Tio SAABE

Q: What are the specifications and requirements on fire sprinkler systems for buildings and hotels?

A: Sprinkler systems are to be inspected annually by a licensed company with which your building has a maintenance agreement. Wet pipe systems should be inspected prior to freezing weather to insure no piping is exposed to temperatures below 40° F. Dry pipe systems should be tested in spring to allow water or condensation to drain to low points. Records of testing and inspections shall be kept for 3 years. Original records (installation) shall be retained for the life of the system.

Sprinklers shall be free of corrosion, foreign materials, paints, physical damage, and installed with proper orientation (upright, pendant, or sidewall) covers for concealed/recessed sprinkler shall not be painted (alters temperature response). Covers can be painted (color change) by manufacturer only, shall not be obstructed and require clearance of 18" minimum. Check storage areas regularly.

Spare sprinklers shall be stored in a cabinet on premises and shall be of the same style, office size, k-factor, temperature rating, coating design and deflector type (upright, pendant, sidewall) - 6 sprinklers for under 300 sprinklers, 12 for 300-1000, and 24 for over 1000. A

special sprinkler wrench for each type sprinkler shall be kept in the cabinet and sprinklers are to be changed by a licensed automatic sprinkler company. Sprinklers protecting commercial-type cooking equipment and ventilating systems shall be replaced annually.

Written notice shall be provided to the fire chief for any repair, alteration, remodeling of any building, occupancy, or structure. Impairment tags shall be used to indicate that a system or part has been removed for service, repairs, or replacement and shall be posted at each fire department connection. For a system out of service for more than 4 hours in a 24 hour period the fire department shall be notified.

Stand pipe and hose systems connected to sprinkler systems shall be subject to all previous requirements. A flow test and/or hydrostatic test is to be conducted every 5 years. Hoses are to be inspected every 5 years after date stamped on hose and every 3 years thereafter and be replaced at different crease/hang points.

Sources: City of San Antonio Code Article III Fire Prevention Code and the adopted 1997 edition of the Uniform Fire Code. NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems 1998 Edition.

Why Men Are Cool...

continued from page 3

- Everything on your face stays its original color.
- You can quietly enjoy a car ride from the passenger seat.
- Three pairs of shoes are more than enough.
- You don't have to clean your apartment if the meter reader is coming.
- Car mechanics tell you the truth.
- You can quietly watch a game with your buddy for hours without ever thinking: "he must be mad at me."
- Same work...more pay.
- Gray hair and wrinkles only add character.
- Wedding dress, \$2,000. Tuxedo rental, \$75.
- You don't mooch off other's desserts.
- You can drop by to see a friend without having to bring a little gift.
- If another guy shows up at the party in the same outfit, you just might become lifelong friends.
- Your pals can be trusted never to trap you with, "so, notice anything different?"

- You are not expected to know the names of more than five colors.
- You don't have to stop and think which way to turn a nut on a bolt.
- You almost never have strap problems in public.
- You are unable to see wrinkles in your clothes.
- The same hairstyle lasts for years, maybe decades.
- You don't have to shave below your neck.
- At least a few belches are expected and tolerated.
- Your belly usually hides your big hips.
- One wallet and one pair of shoes, one color, all seasons.
- You can "do" your nails with a pocketknife.
- You have freedom of choice concerning growing a mustache.
- Christmas shopping can be accomplished for 25 relatives, on December 24th, in 45 minutes!

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Tech Talk #25

by The Charlie

Deferred Maintenance —

On the Inside, Looking Out! Don't Get A Black Eye!

Has anyone paid attention to the amount of buildings that have changed hands this year? If anything, it will greatly effect two things for sure; (a) property taxes are going to go through the roof, (b) a lot of building engineers are getting "black eyes" for reasons which in some cases are very well beyond their control.

The term or causative agent for the proverbial black eye is what is deemed "Deferred Maintenance". Deferred Maintenance (DM), is the term used in negotiating the contract price with the current owner. DM is often discovered by the prospective buyer via "due diligence". Recently, DM accounted for nearly a million dollars in the sale price of a building. Some of which, was due to a lack of funds, some of which was basically neglect by the building engineer(s). Nothing will effect an owner more than to have DM waived upon them before the sale of their investment.

There are several areas that DM have an immense effect on. The mechanical area is probably one of the largest contributors to DM. The areas can be anywhere from the chillers exceeding the manufacturers limits for overhaul procedures, chillers with leaks that have been present for quite some time, excessive vibration, insulation which may be falling off or may have large holes or areas where there is no insulation left at all, deficiency of purge pumps or purifier purges, deficiency of rupture guards, deficiency of a refrigerant monitor (if applicable), deficiency of surplus refrigerant if all machines are operating on R-11, the list can go on, and on, and on. Other mechanical DM areas are, inlet guide vanes on air handling equipment which are inoperable (a VFD on the unit with the guide vanes locked open is acceptable), cooling towers which have not been cleaned or maintained for quite some time (readily apparent by visual inspections, this can be an automatic \$50-100 thousand

dollar hickey). Some mechanical DM which has been seen first hand are items such as shrouds placed over the seals of a pump to prevent the water from slinging onto the ceiling and elsewhere, pumps bases which are completely rotten due to excessive leakage, cooling towers make up valves which can barely keep up due to leakage let alone evaporation, and probably the worst area, automation and controls which are disconnected or bypassed as a permanent repair.

Other areas which DM plays a role can be anywhere from grounds keeping to parking areas. Some of the larger areas are, multiple delays or attempts to waiver elevator inspection deficiencies or a complete lack of attempts to correct the deficiencies at all, inadequate roof equipment (davits and rods), deficiency in the ability to provide an adequate amount of outside air, indoor air quality issues, pending litigations, access systems/energy management systems/etc., which are not Y2K compliant or Ymark 2000 certified, and fire alarm systems which are past due for sensitivity testing.

As you can see, there are many areas that DM can be directed to the building engineer as the stem of the DM. In too many instances, the DM is ascribed as the fault of the building engineer, in which many cases, the actual cause was actually due the present owner or property management company's position. This is where the "black eye" will appear and the chances of an engineer retaining their present position or status with the new owner greatly diminishes. NOTE: Document, Document, Document and Document.

Closing Quote: You can pay me now, or pay me later!

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J.A.M.M.I.N.

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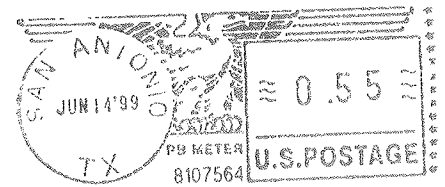
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S.A.A.B.E. TIMES
June Issue

Y2K
174 Days And Counting...

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Membership Luncheon June 16, 1999

Time: 11:30 a.m.

Location: Tex's Restaurant
in the Airport Hilton

Topic: Hot Water Boilers

Speaker: Art Wildberger,
Deputy Boiler Inspector for South Texas

Sponsor: SAABE

Upcoming Luncheon:
July 21: Roofing Issues,
presented by Cram Roofing

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