



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

January 2005

Mark Your Calendar—

JOIN US FOR OUR JANUARY LUNCHEON

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, January 19. This month, our speaker is Ray Martinez, Chief Electrical Inspector for the City of San Antonio. He will be reviewing the city electrical code and state licensing rules, including changes currently being proposed and how you can have the opportunity to respond to those changes and make comments. There will be plenty of time for Q&A. Mr. Martinez has been with the city since 1995 and was appointed Interim Chief in February 2004. He officially assumed his new position in December 2004. As Chief Electrical Inspector, Mr. Martinez ensures the safe application of the electrical code for all construction projects in the city.

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.**

Bring your business cards — we'll have the SAABE Networking Board there to help facilitate networking.

Please RSVP to (210) 408-1699 by Tuesday, January 18. PLEASE RSVP so we can be sure to have enough meals on hand!

We hope to see you there! ❖

SAABE Training Seminar

Pipe Corrosion and Water Recirculation Systems

Sponsored by SAABE and Offered by Curaflo

- Thursday, January 27 at the Olympia Hills Clubhouse (8442 Athenian).
- **FREE** for SAABE members.
- 11:00am–1:00pm, **lunch included.**
- RSVP required (participation limited to 20).
- Presented by Bryan Stensrud.
- Mark your calendars—SAABE seminars will always be held the last Thursday of every month.
- RSVP to Laura Bray at 408-1699.

Education and Events

Cooling Technology Institute Annual Conference

- February 28–March 3, San Antonio
- Visit www.cti.org for more details.

HVAC Test Preparation Seminar

- Sponsored by Construction Seminars, endorsed by the Texas Air Conditioning Contractors Association
- February 11–13, San Antonio
- Cost: \$450
- Call 1-888-500-PASS or visit www.constructionseminars.com for more info.

Maintenance Manager Course

- Sponsored by The Geaslin Group
- February 1–3, San Antonio; cost, \$500
- General management seminar designed to offer college-level management training to the Maintenance Manager and his/her staff.
- For more information, visit www.geaslin.com.

Advanced Operations and Maintenance Management Seminar

- Sponsored by The Geaslin Group
- February 11, San Antonio; cost, \$250
- Learn how to improve operational efficiency, reduce maintenance costs, and improve safety.
- For more information, visit www.geaslin.com.

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

A Message from the President

by Bob Beal

I hope everyone had a happy and safe holiday. Thank you once again for putting your trust in your newly sworn board members (including myself) for another two years. So much has happened in the last two years that should make us all proud of SAABE. I am often asked questions about past board members, past CBE holders, BEOTY winners and events. I am set back by the fact that so much change has happened over the last ten years that much of our history is only in the minds of the people that were involved at the time. With that in mind, Charlie Mikolajczyk and I have decided to research our past members and write a history of SAABE. I would like to ask any member that was active with SAABE during the early years to join us in this difficult task. We need the history of the CBE, BEOTY, past presidents and board members, trade shows, meeting locations, and just any information that would let us all better understand the mindset and growth of SAABE. Please call Charlie, Laura, or me if you would like to join us.

Construction News

It seems we have developed a new friendship. *Construction News* is a monthly publication here in San Antonio. If you recall we helped with their annual Construct-A-Kids Christmas event. They have been publishing our meeting dates and gave us a real good article with pictures about our Christmas social. They asked me to put together a piece about SAABE and our upcoming goals. I have included

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this article for those who do not get *Construction News*. If you are interested in the publication please contact Laura.

As you drive down any highway and through city streets, you can't help but be drawn to the multi-story buildings, factories, and plants that dot the landscape. Most people are impressed with the tall structures and the vastness of such facilities. Electricians, plumbers, fire alarm and sprinkler installers, HVAC mechanics, janitors, and general contractors are just a few of the people that are doing work on a daily basis in most facilities. Almost all facilities have a Maintenance Director, Chief Engineer, and staff to make sure that the things that happen in their building are kept to code, performed safely, and up to building standards. In the early 1980s, the San Antonio Association of Building Engineers (SAABE) was formed from such people with the goal to provide networking, education, and a gathering place to improve the knowledge of people that oversee all such activity. From a handful of members to the 177 members we have today, SAABE has made great progress to achieve the goals of our founders. Having been President since 2003, the board and I have made it of the utmost importance to grow, be informative, and provide a priceless outlet for our engineers, our managers, and the vendors in our trade. In 2004 we accomplished many things that we are all proud of. We revamped our Certified Building Engineer (CBE) program and made a few changes to our bylaws to help keep the CBE program strong; we created a friendly environment for our vendor members to market their services; and we created a scholarship program. Here are some of the goals that my fellow board members and I hope to accomplish in 2005.

1. Provide free monthly seminars for our members.
2. Reach a level of 200 members by implementing creative membership drives.
3. Become more involved with the San Antonio Building Owners and Managers Association (SABOMA).
4. Solicit managers and owners to participate in SAABE.

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Ronnie Shaner

David Felts

(Continued on page 4)



Tech Talk #90: Preparing a Request for Proposal, Part 3 by The Charlie

When developing your RFP, be very detailed; give precise specifications, quantities, special needs, deadlines, types, model numbers, colors, and a list of everything you expect to be included in the total. This is needed to insure that no important consideration is omitted. Overlooking an item or assuming all proposals are equal can be a major mistake, which could cause additional expenses later and you having to submit a variance report to the landlord.

The following are examples of items which are not typically included in a proposal for a CVHE overhaul. These items can cause additional expenses if found to be faulty during the overhaul and are played off as unforeseen items. Additionally, if you have a wish list of items to be replaced or installed, this is the time to address these items:

- All materials, labor and equipment necessary to perform this overhaul.
- Upgrades as necessary to bring this unit current with manufacturer service bulletins since the R-123 conversion (April 1994).
- New oil pump and motor.
- New labyrinth seals and sleeves (3).
- Replace condenser water flow switch
- Rebuild starter contactor for associated condenser water pump, and the associated primary chilled water pump
- Rebuild all contactors (using "Cutler-Hammer" contact kits) in the chiller starter cabinet (one size 3, one size 4, two size 5)
- Replace all gaskets and o-rings (including the o-ring between the condenser and the 3rd stage discharge volute)
- Replacement of the rupture disk
- Completely replace the 1st stage vane operator/assembly (arm/housing/shaft)
- Completely replace the 3rd stage vane operator/assembly (arm/bellows/operator/shaft/housing).
- The motor shall be shipped back to Trane for rebuilding/balancing (no alternates).
- Copies of the Trane Pre-shipment Inspection Sheet/Balancing Sheet regarding run-out and vibration, are to be provided to the landlord upon arrival of remanufactured motor
- Removal of existing water cooled oil-cooler and installation of a refrigerant cooled oil-cooler with temperature indication on oil supply line.
- Replacement of all existing copper lines with new (to include panel gauges, valves, fittings, thermometers, etc.)
- All serviceable items (i.e. oil filters, canister filters, etc.) and taps, shall have isolation valves installed
- New oil
- New refrigerant
- Approved containers for storage of existing/removed refrigerant on site
- New Hour meter
- New Start meter
- A base line vibration analysis on existing chiller (pre-overhaul).
- A vibration analysis after the overhaul is completed.
- Insulation repairs to all areas damaged/removed
- Clean-up of work area

Doing your homework is essential in attempting to cover all the bases. The following are a few more examples, "which should be included in the closing of any RFP" to cover your bases, as well as other areas:

- The bid shall be considered turnkey and shall include all necessary trade-work; all materials, labor, permits, taxes, equipment, and the removal of refuse and/or removed equipment, and the disposing of these materials as per local, state and federal guidelines, shall be included. This inclusion of all labor, equipment, and materials to complete this installation shall be including but not limited to all labor, equipment, materials, taxes, permits, inspections, rigging, crane, shipping, handling, transportation, insulation, pipefitting, welding, plumbing, electrical work, balancing, start-up, clean-up, control work, roof repair, etc.
- Any work to, or removal of, structural or architectural items are to be re-installed if so needed to be altered to accommodate the installation of the new unit(s)

Although the following may be considered aggressive, the following is an example of insuring that overlooked/omitted items become the responsibility of the contractor:

- The submission of a proposal shall be constructed as evidence that such an examination has been made and later claims for labor, equipment or material or for difficulties encountered which could have been

(Continued on page 5)



President (continued from page 2)

5. Expand our scholarship and community service programs.
6. Create more social events for our members and families
7. Create a web site chat room where any member can log in to gather or comment on technical questions.
8. Create and maintain a usable library.
9. Start a study group that will meet twice a week to obtain needed certifications.
10. Provide CPS, SAWS, SAPD, and SAFD free memberships to increase their involvement in our organization. ❖

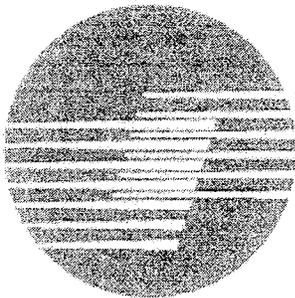
New City Building, Fire Codes Go Into Effect

A new city regulation has gone into effect that requires building owners and developers to have a registered design professional sign off on building plans on certain projects under development. These are the new provisions of the City of San Antonio's 2003 International Building Code and 2003 International Fire Code, as passed by City Council.

Building owners and developers submitting plans for assemblies, educational, or institutional projects that are more than 5,000 square feet of space or at least three stories tall must have either an architect, engineer or interior designer registered with the state be designated the point of contact on any plan review.

This individual will be responsible for any discussions with city staff and make him or herself available to respond to comments made during the plan review process.

—Reprinted from the SA Business Journal ❖



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RFPs (continued from page 3)

foreseen had such an examination been made, will not be recognized.

More often than not, you may also wish to have alternatives or, the option to specify replacement equipment from other manufacturers. Be specific, but remain short in listing your alternatives but keep enough detail so not to confuse the person preparing the proposal. Some examples of Alternates regarding an air-cooled reciprocating chiller replacement are:

Alternate Pricing #1: The additional amount to replace both units (instead of only one unit) incorporating the same specifications/requirements as illustrated above (Model #VCHA-120-46, Serial # YGRM 196967 & 196968).

Alternate Pricing #2: Using the base bid and all specifications/requirements, omit the use of a York rotary screw chiller for the installation of a York scroll chiller.

Alternate Pricing #3: Same as Alternate Pricing #1 (both units) but utilizing scroll type chiller compressors.

Alternate Pricing #4: Same as base bid but using alternate manufacturer (Trane, Carrier, etc.). All specification/requirements as illustrated above are to be incorporated, or be of equal or greater value.

Alternate Pricing #5: Same as Alternate Pricing #4 but including both units. All specification/requirements as illustrated above are to be incorporated, or be of equal or greater value.

Too many times, hardships are encountered during or after the completed project due to an assumption or an overlooked area. Is it often seldom that projects finish without a hitch, but you can reduce the unforeseen items to an absolute minimum.

CHARLIE'S LAW: He who laughs last, thinks the slowest!

NEXT MONTH: Don't Wait Until It's Too Late!
(Identity Theft)

JUSTA MAINTENANCE MAN ❖



Charles Gilbert, Charlie Mikolajczyk, and Rhondo Jauer enjoy a beverage at SAABE's Holiday Social in December.

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Vendors Wanted to Offer Training Sessions

SAABE is looking for vendors to offer lunchtime classes or seminars on topics of interest to building engineers. Our goal is to have a supplemental class on the last Thursday of every month (except November and December). Please contact Education Chair Charles Gilbert (646-0056) if you'd like to offer a training session to SAABE members. ❖

Job Listings

Visit www.saabe.org to find current job openings. Contact Laura Bray if you'd like to post a job. ❖

Apply for the Certified Building Engineer (CBE) Designation

SAABE's CBE designation encourages proficiency and continuing education in the building engineering profession. Three designations are available to recognize work experience, education, and a true dedication to the highest standards of ethics, safety, and professionalism in the industry. These designations are judged by the applicant's peers within SAABE.

If you'd like more information on the CBE program, download an application from the SAABE web site at www.saabe.org, or call Education Director Jock Tilghman at 681-2494. ❖

It's Important to RSVP!!

At recent meetings, we've had up to 15-20 unexpected people show up. We're delighted that you enjoy meeting people and sharing new ideas at monthly SAABE meetings. But when that many people show up unexpectedly, it makes it difficult for us (and the restaurant) to provide quality food and service. We can't plan correctly if we don't know how many people are coming.

You may not be able to RSVP until late – that's OK. But **please** RSVP if you plan to attend. Call or email Laura Bray (210-408-1699, laurabray@braycommunications.com) and let her know that you plan to attend.

Please help us effectively plan your monthly membership meetings and RSVP by the Tuesday deadline. It's also important to **cancel** your RSVP if you cannot attend! We appreciate your help! ❖

The Daily Chronicle

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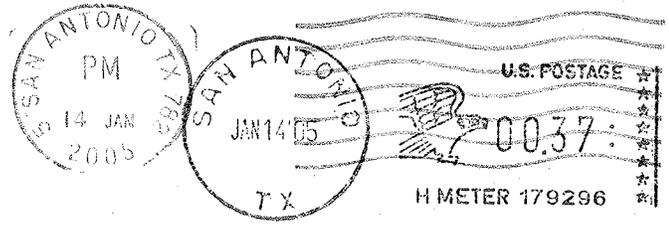
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...and much more!



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SAABE TIMES January Issue

Final Thought:

"Money doesn't make you happy. I now have \$50 million but I was just as happy when I had \$48 million." — Arnold Schwarzenegger

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2004 Board of Directors

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Elena Castillo Past President	822-8570

Laura Bray 408-1699
 Association Coordinator
 (laurabray@braycommunications.com)

Membership Luncheon

January 19, 2005

Time: 11:30 a.m.

Location: Alamo Cafe on 281

Ray Martinez

**City of SA's Chief Electrical Inspector on city
 electrical codes and upcoming changes**

Upcoming Programs:

Wednesday, February 16

Alamo Cafe

**Speaker from the FBI on Building Security and
 Bomb Threats**

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



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