



SAABE TIMES

A publication of the San Antonio Association of Building Engineers

March 2012

Mark Your Calendar—

JOIN US FOR OUR MARCH MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 a.m. on Wednesday, March 21, at the Embassy Suites Hotel (7750 Briaridge Drive; northeast corner of IH-10 and Loop 410).

The meeting topic is "CPS Energy Programs and Services for 2012," and the presenter will be Joe Jones with CPS Energy (www.cpsenergy.com). CPS Energy is also this month's meeting sponsor.

Please RSVP no later than Monday, March 19, at noon.

If you must cancel your attendance, please call Melodie Goff at (210) 408-8135 **BY MONDAY, MARCH 19, AT NOON** so we can cancel your meal.

Please make sure to check in at the front desk when you arrive.

RSVPs are REQUIRED, so we can be sure to have enough meals on hand! ❖

Engineer Spotlight

by Jeff Turov



Joseph Jimenez

Transwestern
Fountainhead Office Building
8200 IH 10 West
San Antonio, TX 78230
JJimeneztranswestern@yahoo.com
(210) 525-8228

- **How long have you been in the building engineer trade?**
I have worked as the Assistant Building Engineer for Transwestern at the Fountainhead office building for seven months. I cut my teeth in the HVAC industry with a local mechanical contractor that focused mainly on residential work. In a previous life, I was an over-the-road trucker and transported cars all over the nation. I have been involved with SAABE for seven months.
- **Any awards, recognition or special training?**
I have earned my HVAC certification through Everest College and an EMT certification from the City of San Antonio.
- **Describe yourself in three words.**
Punctual, ambitious, and diligent.
- **Family/children?**
I have been married for 12 years and have three children - one son and two daughters.
- **Hobbies/what do you enjoy during off-hours?**
I enjoy fishing for both freshwater and saltwater fish. For saltwater fishing, my preference is Rockport. I also enjoy spending as much time as I can with my kids and feel that I am making up for time that I lost when I was a trucker.
- **What is the hardest thing you have ever done?**
Making the decision to go back to school and get my HVAC certification was the hardest thing I've ever done. I made this decision when I was an over-the-road trucker and had to take a cut in pay to leave the trucking profession and get involved in the HVAC business. But, it turned out to be a good decision, as I now have more time to spend with my family and am working for a great company. ❖

Many thanks to our Vendor Sponsors!

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A Message from the President by Charles Mikolajczyk, Jr., CBE-M

Regarding equipment failures, accidents, etc. at your place of work, have you ever had the thought go through your head, "If it's weird, it happens here?"

I, for one, wish I would have started a journal back when I entered this occupation – it probably would have made good reading, a short story, or, at least, wipes for the outhouse! LOL

Seriously, think back to the weird things that you've encountered at work - be it ghosts, 1,000:1 odds regarding a failure, mysterious events, etc. Regarding ghosts, at one property here in San Antonio that has 24 hour courtesy patrol, there have been numerous guards (and housekeepers) that quit after their first day on the property due to paranormal activities going on in one particular building on the site. At another building on the same site, many people have seen a little girl in various places in the building late at night.

With regards to long shots on equipment, or what we refer to as a fluke, on Memorial Day in 1995, a tenant had scheduled their associates to work, and, because it was a building holiday, an after-hour request was sent by the tenant for a half day of HVAC. Low and behold, a storm came into town around 11 a.m. (one hour before shut-down), and the building took a nasty lightening strike which, in turn, fractured the insulation on the chiller motor windings (pre-TVSS installation). Had the tenant not worked, or the storm been one hour later, this catastrophic failure wouldn't have occurred.

At another chiller plant in downtown San Antonio, lightening used to love the chiller motor starters as well - except in this situation. I don't remember the cause, but either the chiller came to a dead-stop or it bucked the phases causing the motor to reverse itself during operation. The damage you ask? The reversing of the motor sheared the keyway on the impellers and destroyed them. This place actually had a wall full of CVHB and CVHE impellers hanging in the main plant!

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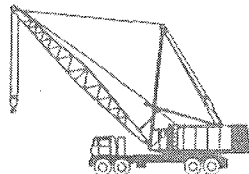
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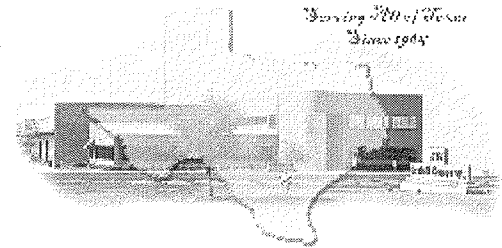
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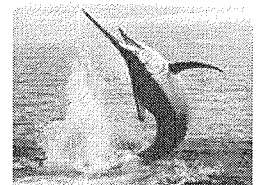
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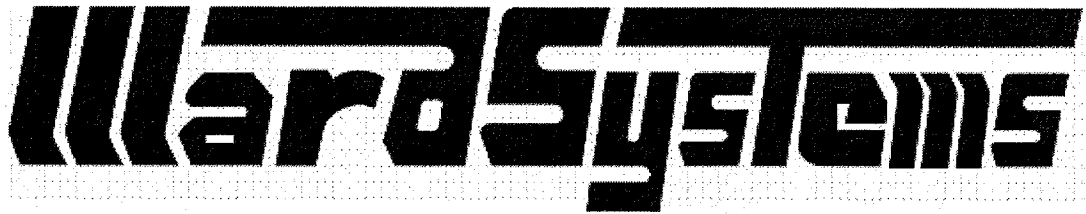
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Some years ago at a building on the north side of San Antonio, for one reason or another, the SAPD was chasing a car, and it went out of control and ripped through the landscape! You may ask what's the significance of this...this happens daily in San Antonio. Well, after it cleared the landscape and bushes, the car glanced off the security guard's car and then proceeded through the front doors of the building, across the lobby, and crashed into the hatch doors of elevator #2 - knocking off the doors and wedging the car about door deep into the hatch opening. Of course, this took out the elevator safeties - among other things. However, it wasn't until about an hour or so later that someone decided to check the elevator cab (as it was somewhere up in the building) and found that the guard was trapped inside the cab. He was riding the elevator when the accident occurred trapping him in flight between floors!

Now if that isn't weird, I don't know what is! If you have a weird one, I'd like to hear about it!

Till next month/meeting...gone fishing! ❖





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SAABE February and March Building Tours

by Tom Lasater

In February, about 22 building engineers gathered for a tour of DayMark Realty Advisors' Fountainhead Business Park II building where SAABE member John Cauley is the building engineer.

John explained to the group what he had to do to obtain LEED Silver certification from the U.S. Green Building Council in 2010 and an Energy Star Rating of 89 in 2011. Then, he and Wade Capps (Voss Lighting) reviewed the lighting measures that were done to reduce the fixture wattage to 21 watts per fixture for a cost savings of \$1,000 per month with a two and a half year payback. (In addition, CPS Energy issued a 35% rebate on the cost of the project!) The group then got a view of the LED parking lot test fixture.

James McClure with Western Fire Protection treated the group to lunch at Chester's where additional information was received about water savings of 22% and a waste stream

reduction of over 55% from the building's restroom fixture gpm reductions due to (no cost) SAWS conversions.

This month, a group of approximately 15 building engineers took a tour of the South Texas Blood & Tissue Center (STBTC) Donor Pavilion building where Tom Parrish is the Chief Building Engineer. Texas Air Systems provided lunch and gave a presentation on Fanwall Technology for air handlers. The STBTC Donor Pavilion utilizes Huntair Fanwall technology in the air handlers, so attendees were able to see a working system.

Stay tuned for information about upcoming building tours, and come join us so that you can gain insight/ideas on what you can do to conserve energy at your property!

If you have any questions or would like your building to be considered for one of the 2012 building tours, please contact Tom Lasater at (210) 501-3434 or lasater.tom@att.net. ❖

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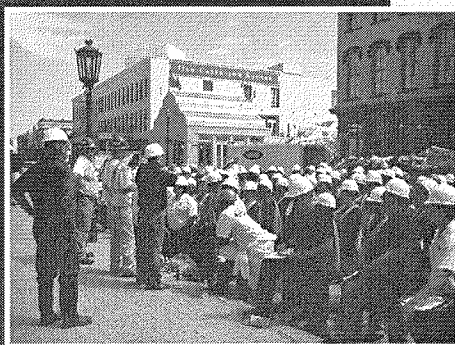
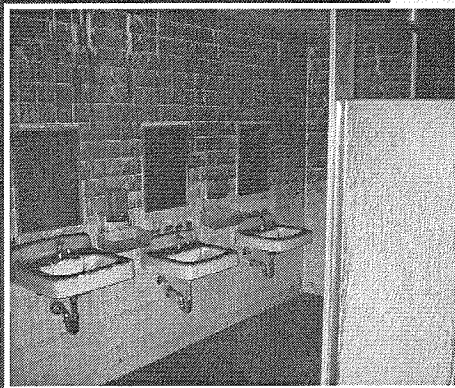
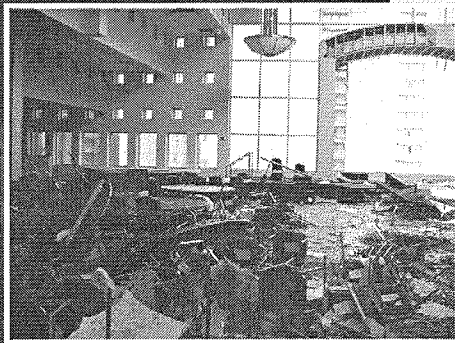
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SAABE March Last Thursday Training Seminar

Save the date for this month's Last Thursday Training Seminar. Watch for upcoming notices regarding the topic, speaker, and sponsor.

Where: First National Bank (6243 IH 10 W)
Tenth floor conference room

When: Thursday, March 29, 11:30 am - 1:00 pm
(Lunch provided by sponsor)

The seminar is open to **SAABE Engineers and their assistants only**, and there is no cost to attend. There is a limit of 25 attendees.

If you are coming, please email mg.assoc.mgmt@gmail.com. Please RSVP by Wednesday, March 28 so we know how many lunches to order. If you RSVP and cannot attend, please call Melodie Goff at 408-8135 so she can move someone off the waiting list. ❖

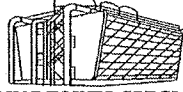
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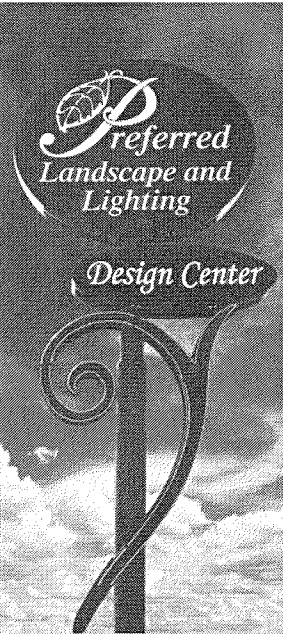
Please note that if you haven't already rejoined or joined SAABE for 2012, your dues are now due.

What do you get for your dues? Building Engineers must use every possible resource to accomplish all the tasks that the job requires. Knowing what resources are available requires regular exposure to the knowledge and experience of others in the same field and to the best service and product professionals. **Through membership in SAABE, you will make important contacts with other Building Engineers and receive training from the leaders in almost every product and service industry.**

If you get just one good idea, your dues have been paid for many times over. When your decisions involve big expenditures, you owe it to your employer to take advantage of every decision-making edge you can get.

So, if you haven't already joined/rejoined SAABE for 2012, don't miss out on this opportunity. Please go to http://www.saabe.org/_documents/memapp2012.pdf to download a membership application. ❖

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- Pack personal hygiene supplies
- Pack a manual can opener
- Pack a first aid kit

For Any Questions or to Set Up Your Inspection Contact Drew VanWyck at Our Main Office
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February Lunch Summary

by Luis Villarreal

The February luncheon presentation, "An Affordable and Automated Energy Management System," was presented by Gary Adams with Texas Reps. Gary spoke about the Ecobee energy management system which is the newest Wi-Fi enabled technology for the commercial market. It addresses the issue that matters most - comfort cooling.

The system allows you to maximize your building's efficiency, reduces energy consumption, and delivers significant cost savings in controlling your heating and cooling - all remotely. The system can also be used as a supplement for a full scale building automation system which can be costly.

For additional information about the Ecobee energy management system, please contact Gary Adams at (512) 264-3596 or gadams@texasreps.com. ❖

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Vendor Rep Report

by Randy Cummings

Hasn't this rain been great! This winter has brought some much needed relief. Let's keep our fingers crossed that it will continue into the spring as we get ready to hit the rivers, lakes, bays, or wherever you can go to cast a line for fish.

We have some great presentations on tap this year and have some open slots if any vendors are interested. Just a quick reminder about the SAABE policy for vendors presenting; **the presentation must be educational only**. Remember, these presentations are for the benefit of the engineers - to educate them on the latest technology. Please don't use this time to promote your company's services/products. All vendors have received a membership directory which contains the contact

info for every engineer in SAABE. There are plenty of opportunities to tell the engineers about your company and give them your best sales pitch; we just ask that you don't do it during your presentation. If you have any questions regarding the rules, you can contact me at (210) 394-6233 or rcummings@gerloffinc.com. Or, you can contact another board member.

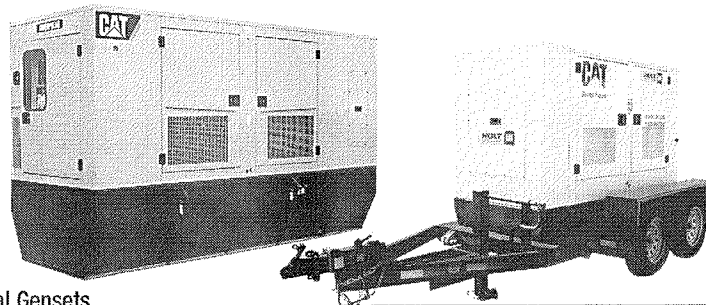
Make sure you RSVP for the March luncheon and get there early, as CPS Energy is presenting and they always pack the house.

Thanks, and see you at the luncheon! ♦



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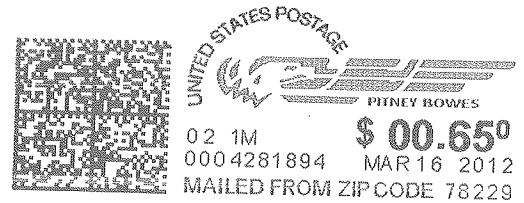
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SAABE 2012 Membership Directories are Here!

The SAABE 2012 Membership Directories are here! If you haven't already picked yours up, you can do so at the March luncheon. ❖

Charles Mikolajczyk, Jr.
 Director of Engineering
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 San Antonio, TX 78230-3880

**SAABE TIMES
 March Issue**

Final Thought:

*"May your blessings outnumber
 The shamrocks that grow,
 And may trouble avoid you
 Wherever you go." - Irish Blessing*

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Next Meeting:

Wednesday, March 21

"CPS Energy Programs and Services for 2012"

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Upcoming Program:

Wednesday, April 18

"Air Duct Cleaning 101"

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