



S.A.A.B.E. TIMES

A Publication of the San Antonio Association of Building Engineers

April, 1998

Mark Your Calendar —

Electrical Preventative Maintenance

Nathan Alterman Electric Company was established in 1923, and through the years, the Alterman performance record has earned a "Preferred Electrical Contractor" status with San Antonio's most prestigious engineers, architects, and construction companies. Alterman offers electrical construction for commercial and industrial facilities, a 24-hour emergency service division, and a voice/data communications division. Some of the major projects Alterman Electric Company has completed are: Sea World of Texas, Marriott Rivercenter, Fiesta Texas, and Brooke Army Medical Center.

Mike Coffey has been with Nathan Alterman Electric Company since 1973. Coffey has worked as a Journeyman, Foreman, and most recently was appointed Electrical Services Specialist of the newly acquired TEGG Service franchise.

TEGG Services specializes in electrical preventative maintenance through infrared heat scanning and ultrasonic testing. TEGG offers state-of-the-art testing, diagnosis, and analysis of facilities in South Central Texas.

At the next SAABE luncheon, April 15, 1998, Mike Coffey will instruct members how to reduce their risk of a costly business interruption, as well as reducing the high cost of emergency repairs and utility and insurance costs. Mr. Coffey will also teach members how to improve the safety of facilities for customers and employees.

Education Corner

By Mike Lusk

"A CEU (continuing education unit) is defined as ten (10) contact hours of participation in an organized continuing education experience under responsible sponsorship, capable direction, and qualified instruction." That is straight out of the St. Philip's College bulletin for 1997-98. In future articles I will try to explain what they are worth to you.

No new information out of TEEEX at this time. The survey that I mentioned last month has been included in this newsletter. Please give it some thought and time, then fax it back to me at 340-2575. Your Board of Directors wants your input for training courses, and luncheon topics.

Some upcoming education opportunities: By the way, if you receive such information (brochures, flyers, etc.) at your job, and they look to be of interest to others, feel free to pass them to me. I don't receive them myself, but get the information from folks like yourselves.

Managing Multiple Properties: Dun and Bradstreet, one day, June 4, 1998; Plaza San Antonio; \$165.00 per person, \$99.00 per person for three or more. For more information contact Dun & Bradstreet Education Services, (212) 692-6600/6610.

Three separate seminars by NIT (National Technology Transfer). For more information, call Alex Black at 1-800-922-2820.

A. Refrigeration and Air Conditioning; April 21-23; San Antonio; \$985.00

B. Trouble Shooting Electrical Control Circuits; June 16-18; three days hands-on; San Antonio; \$985.00

C. Centrifugal Pumps; June 25-26; day one is theory and design; day two is installation, maintenance and troubleshooting. San Antonio; \$395.00 for either day, \$596.00 for both.

Interested in taking some summer courses at St. Philip's? Sessions begin June 1 and July 13. Registration is April 7 - May 21, with final registration May 27-28 for the first session. For the second session, it is April 7 - July 10, with final July 8-9. The number to St. Philip's is 531-3200.

When a man opens the door of his car for his wife, you can be sure of one thing: either the car or the wife is new.

Above the Ceiling

By Paul Thompson

Heart and Soul

It was the Spring of 1977, downtown Seoul, Korea, in a church. Hundreds of people had come together — to pray, yes, but there was also more than that. The dictatorship was still in power, government offices were sandbagged fortresses, there were checkpoints everywhere, and the entire country closed down every night for curfew (when the barricades went up and the army ruled the streets). These people had come from all over the country to give voice in support of workers' rights. The most basic things we take for granted — 40-hour week, overtime, vacations, etc. — were as far away from this little church as the moon. It took great courage in the face of suppression for those people to meet that night...and they sang from their hearts a song of struggle so familiar (what was that tune?). Later, they streamed out of the church and into the night.

A man was born on March 31, 1927 in Yuma, Arizona. He dropped out of school in the eighth grade to help his family in the fields. In 1945, he joined the Navy. He eventually settled down with his wife in the San Jose barrio of Sal Si Puedes (Get Out if You Can).

His work was to labor in the fields. Conditions were harsh, wages were low, discrimination was the rule. But he knew that it was wrong and was determined to make a difference. He founded the National Farmworkers Association and in 1965, with 1,200 member families, won a strike against grape growers. It was a great victory, but only the start of a life-long struggle — a struggle that would lead to a year-long grape boycott (supported by some 17 million Americans including Robert Kennedy, Martin Luther King, Jr., and even the Pope). In 1994, he was awarded the Presidential Medal of Freedom, the nation's highest civilian honor. When he died, 40,000 people attended his funeral.

Cesar Chavez was the founder of United Farmworkers. Si Se Puedes (Yes We Can)!

On the day before he was killed, Martin Luther King, Jr. spoke prophetically:

"We've got some difficult days ahead," he said. "But it really doesn't matter with me now, because I've been to the mountain top."

"I don't mind. Like anybody, I would like to have a long life. Longevity has its place. But I'm not concerned about that now. I just want to do God's will. And he's allowed me to go up to the mountain and I've looked over, and I've seen the promised land."

"I may not get there with you, but I want you to know tonight that we, as people, will get to the promised land. So I'm happy tonight, I'm not worried about anything, I'm not fearing any man. Mine eyes have seen the glory of the coming of the Lord!"

Less than a day later, April 4, 1968, a sniper's bullet cut down the man who forever changed the world we live in.

When Nelson Mandela was swept into the office of President of South Africa in April of 1994, history was made. As founder and leader of the African National Congress in the fight against Apartheid (legalized racism) he had spent 27 years in prison. Now, he was peacefully taking the reins of power in a new, multi-racial democracy. Against all odds, he led his people over the mountains and into the promised land.

I don't know if Kim Dae Jung was in the church that night so many years ago. As the champion of workers' rights that he is, it's certainly possible. But I do know this — the old man of South Korean democracy survived imprisonment and attempted assassinations to be elected President in December of 1997.

...And that Korean tune? It was "We Shall Overcome."

SAABE EDUCATION SURVEY

April 1998

The Board of Directors would like to develop some educational opportunities for its members and requests your input regarding topics of interest. Please rate all the topics below, with "1" indicating the most interest. You may also suggest additional topics which are not listed. We thank you very much for your participation and guidance.

- _____ Codes & Standards (OSHA, ADA, TAS, ASHRAE, IAQ, etc.)
- _____ Electricity
- _____ Plumbing
- _____ Life Safety (fire alarm, sprinklers, emergency power, etc.)
- _____ Underground Storage Tanks
- _____ Mechanical Systems in Buildings
- _____ Elevators
- _____ Pneumatic and Compressor
- _____ Parking Lots
- _____ Signage
- _____ Waterproofing
- _____ Building Envelope
- _____ Hazardous Materials
- _____ DDC (Direct Digital Control)
- _____ Liability Exposure (lawsuits)
- _____ other _____
- _____ other _____

Your Name (optional) _____

Additional Comments _____

Please fax to 340-2575 (no cover page required)
or mail to SAABE, PO Box 691861, San Antonio, TX 78269. Thank You!

Advertising

NOTE TO ADVERTISERS: Except for member personal classified ads, ad copy must be camera-ready, or an additional charge will be made. Fees are to be paid with order. Personal classified (non-commercial) ads are available to members at no charge. Non-members will be charged \$3.00 per column inch.

Commercial Rates	1 Issue	3 Issues*	1 Year**
Full page (7.25" w x 9.5" h)	\$110.	\$280.	\$1,000.
Half page (7.25" w x 4.25" h)	60.	150.	575.
Half page (3.5" w x 9.5" h)	60.	150.	575.
Quarter page (3.5" w x 4.75" h)	30.	75.	280.
Business Card (3.5" w x 2" h)	20.	50.	190.

Ask about rates for specific placement.

*Consecutive months.

** Subject to review every three months.

Send advertising copy (camera-ready b/w or b/w velox) to:

SAABE
P.O. Box 691861
San Antonio, TX 78269

Change of Address —

We've Moved!

Effective immediately, SAABE is changing its mailing address to:

SAABE
P.O. Box 691861
San Antonio, TX 78269

This change will take out the "middle man" and speed up the processing of invoices, applications, etc. Lynn Forester, our new Association Coordinator, has hit the beach running. We think you will all notice quicker response times and a professional approach. Thanks, Lynn!

Quarter page: 3.5 x 4.75

Bits and Pieces

Many thanks, once again, to Bob Wright (MMT/Ward Systems) for March's great presentation, "The ABCs of DDC." Bob's been a supporter of SAABE for years and is very knowledgeable in his line of work. As always, we urge everyone to support our Associate (vendor) members.

PLACE YOUR AD! SAABE is once again taking orders to place advertising in our fine rag! And the prices you will not believe...we have not raised them a DIME since 1993! Be the first on your block to advertise in the SAABE TIMES!

Maintenance Electrical Update: Cutoff voltage for Maintenance Technician in 240V. The Electrical Boards is looking into the possibility of allowing MTs to change 277V ballasts, but that is all. To work on higher than 240V, you *must* be a Maintenance

Electrician. We understand the E-Board will allow maintenance people with eight years in the trade to apply to take the ME test. If you do not meet the standard ME qualifications (four years under a Master or Maintenance Electrician) this may be *your only way* to acquire this needed license. Don't wait...this offer is only good through October, 1998. After that — ????

New Committee **"Building Engineer of the Year"**

Please note that a new committee will be forming to choose this year's "Building Engineer of the Year" Award. Anyone interested in serving on this committee, please call Phillip Anderson, SMA, CBE, FMA at 692-9200. We will be setting the basic criteria for this award. Please be thinking of nominations. Good luck!

Half Page #1: 7.25 x 4.25

Business Card: 3.5 x 2

WATER TREATMENT MANAGEMENT (PART 2 of 4)

*Last month we embarked the territory of water treatment controllers.
This month, we will go into some more proactive water treatment management.*

The next item under the gun of your controller(s), are the pH, conductivity and pH reference (if applicable), probes and flow switch. The manufacturers recommend replacement of these probes; (a) after two years; (b) if any cracks or deformations are noted; (c) if a crusty substance is found on the exterior of the probe (pH specifically). These probes do not last forever and should be replaced periodically. This expenditure of new probes can be expected to be around \$500.00 every other year. They also need to be removed and cleaned at least once a month.

The following are tips on cleaning specific probes:

Conductivity: Gently use a coarse cloth to clean the carbon tips, in extreme cases of neglect, use a soft brass brush to burnish the carbon tips.

pH: This is the tricky one, be careful when handling the sensor as the glass at the end is thin and fragile. *Do not* try to wipe the glass with a rag or paper — any grit will scratch the glass and ruin the sensor. Use muriatic or 10% HCL (Hydrochloric) to clean the sensor. If this is too dangerous or otherwise unacceptable, simply use tap water. In cases of extreme neglect, acid must be used for cleaning.

pH Reference: Clean the tip with an untreated cloth or paper.

Flow switch: If your switch is of a float type, remove the cover or sight glass, bottle brush the float, sight glass and assembly, then replace. A weekly test should be incorporated to test this switch. Simply close one of the valves to the controller, the controller should give you an indication that flow has been lost and should stop operating.

NOTE: (a) When cleaning probes, you should always double check the calibration after you place controller back into service. (b) Remember your lockout/tagout training, before attempting to clean your probes, be sure to close both supply and return valves on the controller, next, remove any stored energy (pressure), by means of your tap valve before attempting to remove any probes.

Another item which is usually not found on water treatment systems are further methods of non-destructive testing. This is simply described as a coupon rack containing the two most common metals (soft steel and copper), and a flow meter. This will indicate the amount of corrosion and erosion contained within your system.

This coupon rack and flow meter can simply be installed between your controller supply valve and the controller. Typically, you want to have 4 tees in which you can place coupons (two for 30-90 day testing and two for annual testing). Remember to have at least 8 inches between your coupon and the next 90 degree elbow or Tee. Also, the end of the coupon has to be pointing in the direction of the water flow. In diagnosing the coupons, the rate of flow is essential in determining the metal loss. Once the flow meter has been installed, typically, you should have around 3-5 gpm (gallons per minute). The materials for building a coupon rack are not very expensive, however, if you choose to use space age polymers and stainless steel as construction of the flow meter, you can expect to pay around \$500.00 for this meter.

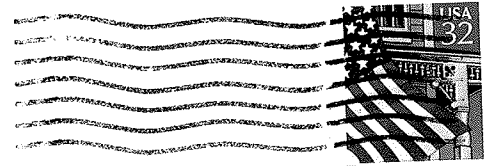
Next Month: Pumps, Testing, Meters and more!

“Do not follow a beaten path. Instead, go where there is no path, and leave a trail!”

“The Charlie”



**San Antonio Association
of Building Engineers**
P.O. Box 691861
San Antonio, TX 78269



Forum Building
Charles Mikolajczyk, Jr.
8000 IH 10 W, Suite 250
San Antonio TX 78230

S.A.A.B.E. TIMES
April Issue

WE'VE MOVED!

*Please address all correspondence to our new
P.O. Box (see page 4).*

1998 Board of Directors

Paul Thompson, SMA <i>President</i>	524-9285
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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>	

Membership Luncheon
April 15, 1998

Time: 11:30 a.m.

Location: Tex's Restaurant in the Airport
Hilton

Sponsored by: Nathan Alterman/TEGG
Service Contractor

Speaker: Mike Coffey

Next Luncheon: May 20, 1998

Sponsored By: TBA