



SAABE TIMES

A Publication of the San Antonio Association of Building Engineers

February, 2001

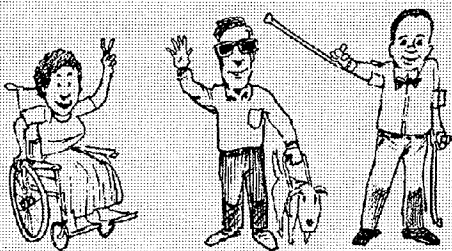
Mark Your Calendar —

Accessibility Issues Triggered By Renovations

Robert Buck, AIA, will present a program focusing on compliance with ADAAG and TAS in the renovation of office spaces at our next membership luncheon.

Increasing awareness about the needs of disabled persons, a rapidly aging U.S. population, and the ensuing governmentally mandated "jungle" of accessibility laws and standards has created a substantial need for clarification and knowledge about architectural accessibility among design professionals, building and facility users, contractors, governmental agencies, lawyers, building owners and managers.

Mr. Buck, a practicing architect since 1961, has provided architectural plan reviews and inspections for over 1800 projects in 12 states. He is an Independent Contract Provider (ICP) for the Texas Department of Licensing and Regulation, a Fair Housing Consultant for the City of Austin, and conducts an American Institute Award of Excellence architectural accessibility workshop across Texas.



Education Corner

by Kenny Aguilar

Classes being offered:

Evening HVAC 1-100 hours: Texas Engineering Extension Service, March 6-May 29, 2001 Tues. and Wed. 6:00-10:00 pm, Tuition \$770 (Fees, \$30, Book \$50), EPA Certification (optional, \$80); Contact Leanna Ramirez at 210-633-1065, 210-633-1064 fax for enrollment information.

Evening HVAC 2-100 hours: Texas Engineering Extension Service, Starts June 2001 Tues. and Wed. 6:00-10:00pm, Tuition—Same as for HVAC 1; Contact Leanna Ramirez at 210-633-1065, 210-633-1064 fax for enrollment information.

National Fire Alarm Code (NFPA72): San Antonio, March 5 & 6, \$745.00; NTT 800-922-2820.

Introduction to Uniform Plumbing Code: San Antonio, March 14 & 15, \$695.00; NTT 800-922-2820.

Introduction to the National Electrical Code 1999: San Antonio, April 3-5, \$985.00; NTT 800-922-2820.

Introduction to Grounding and Bonding: Austin, February 21-22, \$695.00; NTT 800-922-2820.

Hands-On Electrical Troubleshooting: San Antonio, February 21 & 22, \$349.00 per day or \$649.00 for both; Lewellyn 800-872-9397.

Managing Construction Projects: Madison, Wisconsin, March 5-6, \$1195.00; University of Wisconsin 800-348-8964.

Controlling Construction Costs: Madison, Wisconsin, March 7-9, \$1395.00; University of Wisconsin 800-348-8964.

Understanding Programmable Controllers: Houston, March 20-22, \$1195.00; 800-922-2820.

Boiler Control Training: San Antonio, March 23, \$279.00; Boiler Consulting & Training, Inc. 623-546-2448.

Electrical Prep Course for Journeyman Exam: San Antonio, Monday 6-9 p.m. February 5th through April 16th, 175.00. IEC (210) 736-4567.

Various Electrical Courses: San Antonio; call for classes, date & cost. Education Services (210) 520-6920.

Real Estate & Construction Issue for Schools in Texas: San Antonio, April 6, \$279.00; Lorman Education Services (715) 833-3959.

A Message from the President by Elena C. Castillo

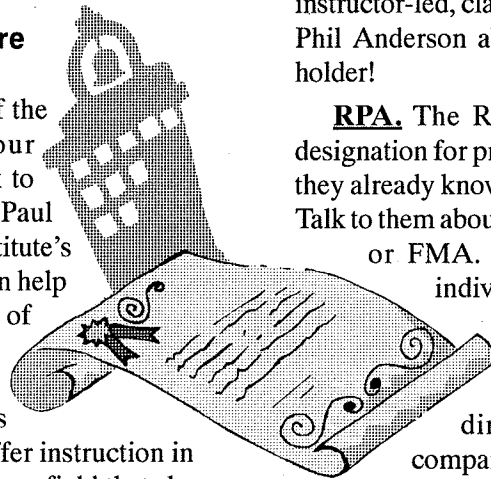
The Turn of the 21st Century

The new millennium calls for a change. One of my goals for my year as president is to increase awareness of the importance of educational advancement for our members.

Every year, we have a brand new opportunity to become more educated, advancing our knowledge in our fields and structuring our expertise to become the finest engineers we can be. I urge all Regular Members to consider participating in the BOMI Institute's training courses. Upon completion of a program, students receive a professional designation from BOMI, recognized as a mark of distinction and an emblem of achievement backed by the Institute's 30 years of excellence in developing and offering advanced education programs for the commercial real estate industry.

BOMI's designations programs are as follows:

SMT/SMA. You may have heard of the SMT/SMA program – three of our members have earned their SMA. Talk to Phil Anderson, Charlie Mikolajczyk or Paul Thompson if you want the scoop. The Institute's SMT and SMA designation programs can help you increase the operating effectiveness of your building and make you more valuable to your organization. Designed to meet the needs of hands-on technicians and building engineers, the programs offer instruction in technologies and trends in the maintenance field that show you how to manage energy-efficient, environmentally sound, and cost-effective building systems. Both SMT and SMA courses detail specific operating systems, while the SMA program includes additional courses covering environmental issues, administration, and building design and maintenance. Through these programs you'll gain career-building skills and knowledge, as well as recognition as an integral part of your facilities team. The SMT and SMA programs offer two levels of proficiency for career development. The first five courses detail specific operating systems and make up the SMT program: Boilers, Heating Systems, & Applied Mathematics; Refrigeration Systems & Accessories; Air Handling, Water Treatment & Plumbing Systems; Electrical Systems & Illumination; and Energy Management & Controls. To advance to the Systems Maintenance Administrator (SMA) level, three additional courses are required: Building Design & Maintenance, Administration, and Environmental Health & Safety Issues. Currently, the SMT/SMA courses are available only in self-study correspondence format.



FMA. Also to be considered is the Facilities Management Administrator (FMA) designation. This program enables the experienced building engineer to facilitate the operation of their buildings at a higher proficiency. This training includes seven mandatory full-length courses, consisting of Design, Operation & Maintenance of Building Systems, Part I and II; Fundamentals of Facilities Management; Technologies for Facilities Management; Facilities Planning and Project Management; Real Estate Investment & Finance; and Environmental Health & Safety Issues. Ethics is Good Business, a short course, is also required. SABOMA is currently offering one or two FMA courses per year in an instructor-led, classroom environment. Talk to high achiever Phil Anderson about the FMA – he's a dual designation holder!

RPA. The Real Property Administrator is BOMI's designation for property managers. If your boss has an RPA, they already know about the value of the Institute's training. Talk to them about supporting your pursuit of an SMT, SMA, or FMA. A company's growth depends on the individual excellence of every employee. Well-educated employees are the sign of a company that recognizes that. By making your building systems work right, you add directly to tenant productivity and your company's profitability. Sell yourself! Improving your knowledge will show you how to improve operations and accrue the greatest savings for your company.

SAABE would like to look into offering some BOMI courses, so the next item on our agenda is to identify potential instructors. Associate Members with experience in boilers, heating, refrigeration systems, electrical, plumbing and energy management can qualify, and perhaps make a little bit of dough. Now is the time for associates to bond with engineers and share their knowledge through teaching. Of course, a place to hold the courses will also be needed... conference room, break room, training room – do you have one?

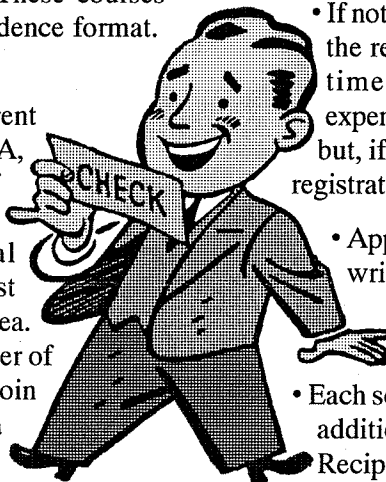
Associate Members, we need your help to assist with our Regular Members' educational advancement and designations. Together, we must emphasize the importance of building our anthology of knowledge, skills and expertise through training. By empowering all of us to do our jobs better, we'll not only fully understand the old adage "time is money," but also know the best way to save both.

SABOMA offers Scholarship for BOMI Institute Courses

In 1999, the Board of Directors of San Antonio BOMA approved creation of a program to provide scholarships to students for participation in SMT/SMA* designation programs offered by the BOMI Institute. These courses are available only in a self-study correspondence format. The criteria for scholarship eligibility are:

- Applicants must be employed by a current Regular Member of San Antonio BOMA, and hold a position in the field of commercial real estate, i.e., maintenance of office, facilities, retail, industrial properties, etc. The place of business must be within the San Antonio geographical area. If the applicant's employer is not a member of San Antonio BOMA, the company must join for the applicant to be considered for a scholarship.

- Applicants must submit a letter of recommendation from their supervisor which also states that the company policies, etc., do not allow the company to fund the entire cost of courses. The letter should detail the degree (if any) of assistance the company will provide.



- Applicants must have long-term career plans in the commercial real estate industry and must also have at least two years of experience in the field.

- If not previously enrolled in the SMA/SMT program, the recipient is responsible for payment of the one-time enrollment fee (currently \$150). This expenditure is not necessary to apply for a scholarship, but, if approved, it must be paid at the time of course registration.

- Applicants must complete an application form and write a minimum 100 word essay about their career plans and why they are deserving of the scholarship.

- Each scholarship award covers one course. With each additional course taken, reapplication is necessary. Recipients must complete and pass each course to be eligible for subsequent scholarships.

For more information on BOMI courses, or for a scholarship application, contact Lynn Forester at 830-981-5223.

** Systems Maintenance Technician/Systems Maintenance Administrator*

SAABE Approved for CPD

We are pleased to announce that the Building Owners and Managers Institute (BOMI) has approved SAABE as a provider of Continuing Professional Development (CPD) points, which count toward renewal of the professional designations of SMT/SMA, FMA, and RPA. During each 3-year renewal cycle, 18 CPD points must be earned. Dual and triple designees will be required to earn only 18 points during each three-year period. SAABE members will receive two CPD points for each year of membership, and attendance at a monthly luncheon counts for one point. Designees who serve on the Board of Directors or are an active member of a committee will receive six points for each year served. For more details on the CPD program, visit www.bomi-edu.org/cpd.html. Please keep in mind that designees applying for renewal are required to provide the Institute with a letter from SAABE which verifies dates of attendance and membership. Our association coordinator Lynn Forester keeps attendance records, so contact her when you need your verification letter.

The Body Part Defense

A lawyer defending a man accused of burglary tried a creative defense to get his client off the hook. "My client," he told the judge, "merely inserted his arm into the window and removed a few paltry items. His arm is not himself, so I fail to see how you can punish the whole individual for an offense committed solely by his arm."

"Well put," the judge replied with a grin. "Using that same logic, I sentence the defendant's arm to one year's imprisonment. Your client can accompany the arm or not, as he chooses."

The defendant smiled. With his lawyer's help, he detached his artificial limb, laid it on the bench, and walked out.



Close Encounters of a Different Kind!

Over the years we have encountered some tales which raise the question, "It is real?" We would like to share some instances related to haunted buildings, or just plain having the daylight's scared out of you while at work.

Many eclipses ago while working the graveyard shift at a large facility downtown, we received a call that the temperature alarm sounded in the morgue around 3:00 am. Charlie, a 6' 5" 300lb giant, and I proceeded to repair the cooler. Upon determining the problem, I had left for parts and was returning back to the morgue. As I neared the morgue entrance, I heard all kinds of hair-raising noises coming from inside. Fearing Charlie had gotten hurt, I increased my pace towards the door only to nearly be run over by Charlie exiting the morgue. The funniest thing I remember was this giant of a man running down the corridor and his tool bag which was slung from his shoulder, slapping his side like the saddle bags on a pony express rider's horse, scattering tools all the way. I hollered at Charlie "What's wrong?" but from the speed he was traveling, he could not have been too hurt. Not knowing the circumstances which caused Charlie to leave the area and more importantly wanting to get out of here myself, I completed the repair and left. Back in those days there were no radios and the only thing we had was a pager that simply beeped. It was an hour or two later when we finally made contact with each other and Charlie explained what had happened.

Charlie was midway up a six-foot ladder working on the evaporator. We had rolled some stretchers out of our way in order to set up the ladder, and a body immediately next to the ladder rose and came to rest against Charlie's leg. Thinking I was joking around, Charlie paid no attention until he heard me coming down the corridor. That's the last time Charlie or I entered the morgue!

More recently, with the gadgets available in modern buildings and the ability to operate them remotely, a lot of enjoyment is available in convincing someone that a building is haunted. However, some instances have occurred without any human assistance. The following are instances of one particular building!

One night, in the atrium of a building that has a winding grand staircase, a guard who was outside, was watching another guard who was inside, descend the staircase and noticed that someone was trailing not far behind. The guard outside called upon the other on the radio to ask who was with him. During this time, the guard and the mysterious person inside the building disappeared behind the center column. When they emerged, only the guard was present and he stated he was alone!

Another night in the same building, the guard walked down a long aisle of workstations to punch his key clock. Upon returning the same path, an office chair was mysteriously placed in the center of the aisle and was not there before.

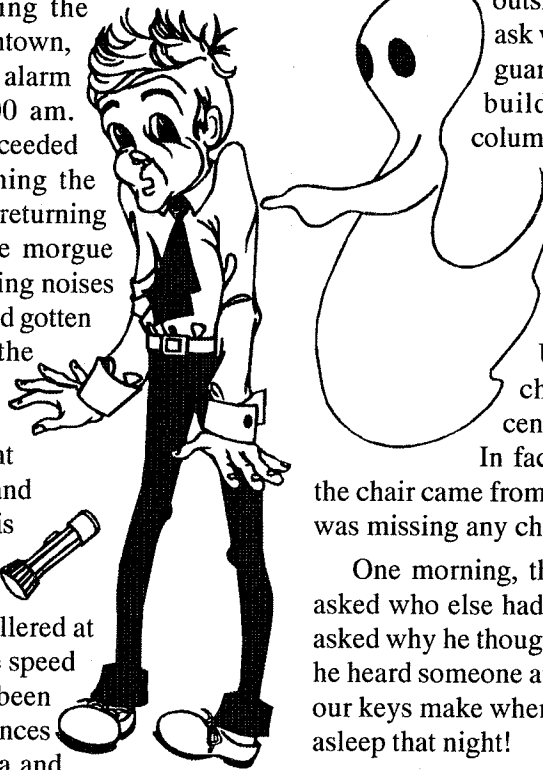
In fact, the color of the chair reflected that the chair came from another floor and none of the furniture was missing any chairs from any of the workstations!

One morning, the guard who had been on dogwatch asked who else had been working the night before. When asked why he thought someone was working, he stated that he heard someone and knew it was us because of the sound our keys make when we walk. All of the staff was at home asleep that night!

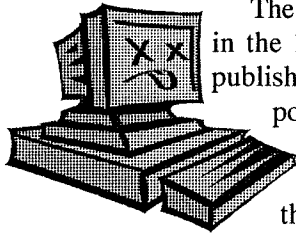
Recently, during a tenant finish out, the old screwdriver in the hinge as a doorstop damaged a stairwell door. What resulted was a severely damaged doorframe, which took some creative talents to open or close. Upon awaiting a new rated enclosure, a carpenter walked by the door one night and it closed. Knowing the door was damaged and the low attendance of workers during these hours, he opened the door to examine who exited the door. To his amazement, there was no one in the stairwell! The next morning, the carpenter asked the superintendent when the frame was replaced. The superintendent being confused stated that the frame had not arrived yet. The carpenter explained the instance during the night and that the door was working perfectly. Upon returning to the stairwell door, it was found that the door still took creative talent to open and would not close by itself. In fact, there were two sets of footprints entering the stairwell. One was the carpenter's when he went to the center of the landing looking down the stairwell, the other set stopped at the next intermediate level!

Do you have a haunted story to tell? Send it in!

CHARLIE'S LAW: Happiness is a belt-fed weapon!



Digital Disease



The history of the computer virus began in the 1940s when John von Neumann published a paper which documented the possibility of replicating computer programs. Bell Labs employees gave life to von Neumann's theory in the 1950s in a game they called "Core Wars." In this game, two programmers would unleash software "organisms" and watch as they vied for control of the computer. In the 1970s, the first true self-replicating programs, referred to as "organisms," were written as experiments in artificial intelligence on UNIX systems and used in small, isolated network type games by large research companies. In 1983, the term "virus" was first coined to describe self-replicating programs.

The metaphor "computer virus" was adopted because of the similarity in form, function and consequence with biological viruses that attack the human system. Computer viruses can insert themselves in another program, taking control or adversely effecting the function of the program. The computer industry has expanded the metaphor to now include terms such as inoculation, disinfection, quarantine and sanitation. If your system gets infected by a computer virus you can quarantine it until you can call the "virus doctor" who can direct you to the appropriate "virus clinic" where your system can be inoculated and disinfected and an anti-virus program can be prescribed.

The media seldom mentioned computer viruses in the mid-1980s, treating the whole concept as an obscure theoretical problem. The first reports of serious damage from a PC virus occurred in 1986; the infection was caused by the "Pakistani Brain" virus. The media's perception of viruses took a dramatic turn in late-1988, when a college student unleashed the infamous "Internet Worm." (Some trivia: Morris's father had a hand in the original Core Wars games.) Reporters grew infatuated with the idea of a tiny piece of software knocking out big mainframe computers worldwide. The rest, as they say, is history.

Source: Scientific American website (www.sciam.com)

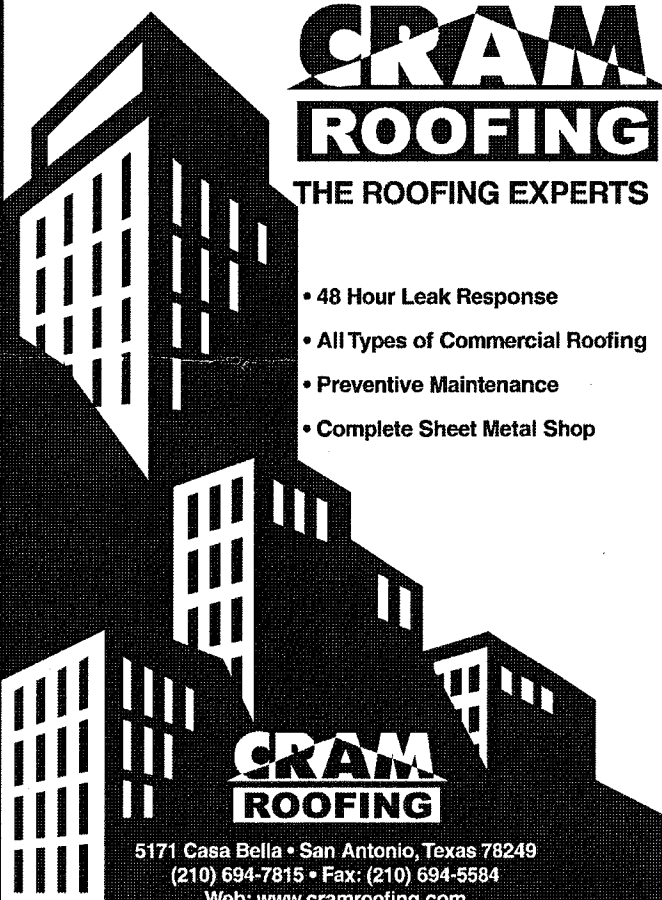
7th Annual Trade Show

The 7th Annual SABOMA/SAABE Trade Show is just around the corner! The show will be held at the Airport Convention Center on May 10, 2001 from 4:30 to 8:00 p.m. This year's theme is "2001 — A Space Odyssey".

Display areas are reserved on a first paid, first served basis. Payment must accompany your selection — no exceptions. You may choose from two display types. Both have a floor area of 10' x 10', but differ in height. The first exhibit option has a 5-foot drape on all three sides and a maximum display height of six feet from the floor, which will be strictly enforced. The other option has an 8-foot drape on all three sides and no height restrictions.

Exhibit Selections	Members	Non-Members
Standard Locations with 8-foot drape:	\$425	\$525
Premium Locations with 8-foot drape:	\$475	\$575
Extra-Large Corner Display: ..	\$750	\$850
Locations with 5-foot drape (Height limitation applies):	\$325	\$425

There is an additional \$30 charge for electricity usage which must be pre-paid. Please refer to the insert in this newsletter for a layout of available exhibit spaces. Questions? Call the SAABE office at (830) 981-5223.




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SAABE TIMES February Issue

Final Thought —

“Have you ever noticed? Anybody going slower than you is an idiot, and anyone going faster than you is a moron.” — George Carlin

2001 Board of Directors

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Lynn Forester (830) 981-5223
Association Coordinator (lynnfor@mindspring.com)

Membership Luncheon February 21, 2001

Time: 11:30 a.m.

Location: The Barn Door
8400 N. New Braunfels Ave.

Topic: “Accessibility Issues Triggered By Renovations”

Speaker: Robert V. Buck, AIA

Sponsor: SAABE

Upcoming Luncheon:

March 21, 2001

The Building Engineer of the Year will be announced

The SAABE Times is produced monthly for the San Antonio Association of Building Engineers by:

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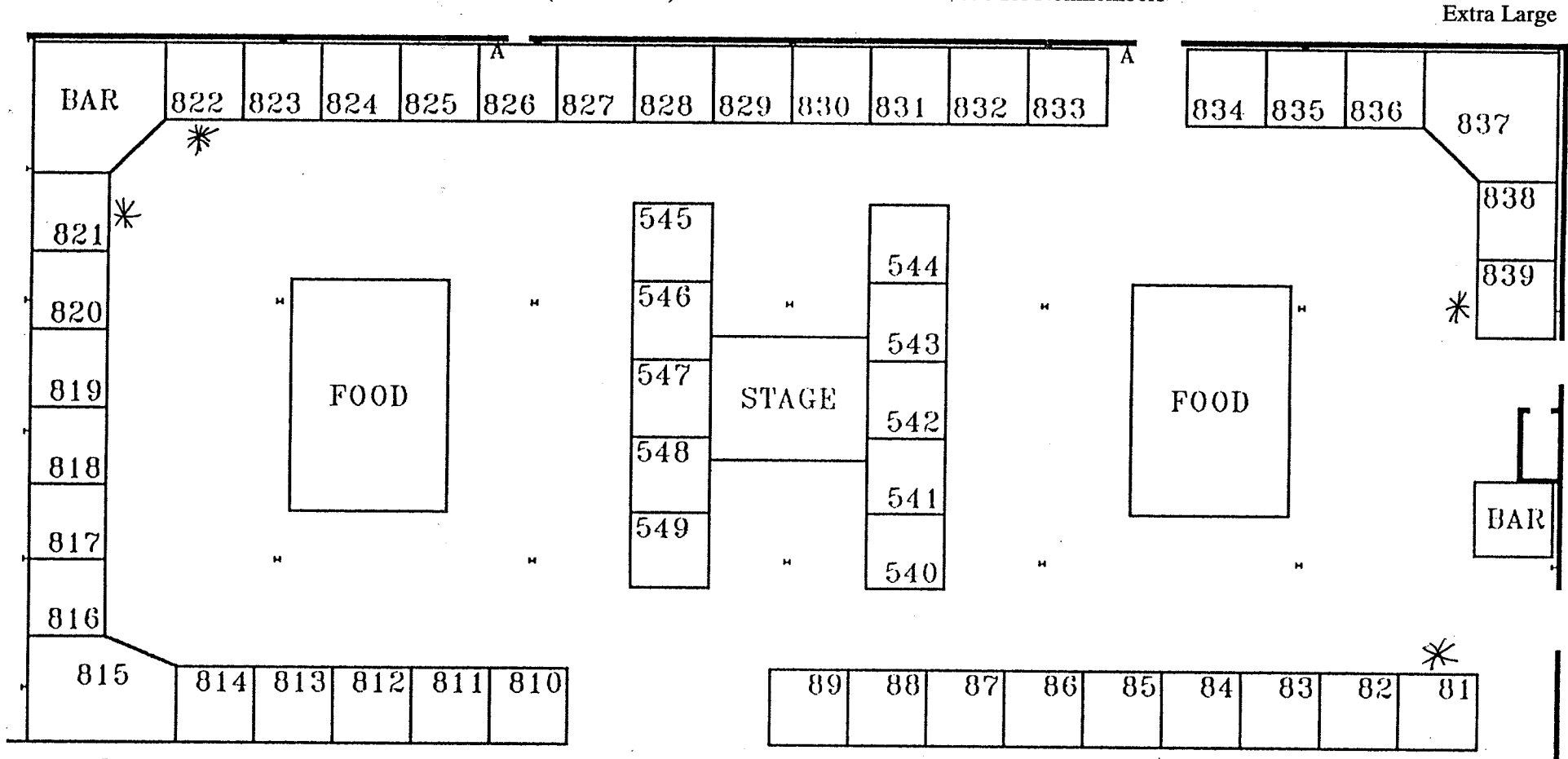
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**SABOMA/SAABE Trade Show
May 10, 2001 at Airport Convention Center**

Exhibits with 5-foot drape on three sides begin with a "5"
 Total height of these exhibit (from the floor) cannot exceed 6 feet
 All "5" locations: Member Cost: \$325 Nonmember Cost: \$425

Exhibits with 8-foot drape on three sides and no height restriction begin with an "8"
 Standard "8" locations: Member Cost: \$425 Nonmember Cost: \$525
 Premium "8" locations (#821, 822, 839, 81): Member Cost: \$475 Nonmember Cost: \$575

Extra large corner exhibits (#815 & 837) are \$750 for Members and \$850 for Nonmembers



***** An asterisk indicates premium location adjacent to cash bars, which incurs additional fee.
 See above for amounts.