SAABE TIMES

A publication of the San Antonio Association of Building Engineer *November 2008*

Mark Your Calendar—

JOIN US FOR OUR NOVEMBER MEETING!

The next General Membership Meeting of the San Antonio Association of Building Engineers is set for 11:30 am on Wednesday, November 19, at the Embassy Suites Hotel (7750 Briaridge Drive—northeast corner of IH-10 and Loop 410). The meeting will be sponsored by Preferred Tree Care, and the topic is "Oak Wilt."

Please RSVP no later than Monday, November 17, at noon. Late RSVPs and walk-ins will be placed on a standby list, and we will ask you to wait in the lobby until we determine the number of no-shows.

PLEASE NOTE: If you RSVP and do not attend, you will be invoiced. If you must cancel your attendance, please call Laura Bray at 408-1699 prior to the meeting 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! □

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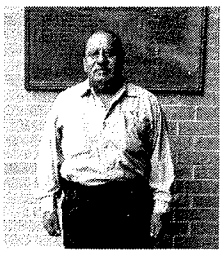
Engineer Spotlight

by Jeff Turov



Mel Luna
Maintenance Engineer
San Antonio Credit Union
6061 IH 10 West y SATX 78201 y (210) 258-1360

- **How long in the building engineer trade?**

  I have been involved in the trade for 36 years! I worked as a certified HVAC technician for a local company for 19 years and then moved to the San Antonio Housing Authority (SAHA) where I was employed for 14 years. I have worked for the San Antonio Credit Union (SACU) for the past three years and am very happy here. It has been my pleasure to have been a member of SAABE for the past three years.

- **What do you enjoy about the building engineer trade?**

  I enjoy all aspects of my job and have found my passion in maintenance work. It is my goal each day to perform my duties from a preventive standpoint. I believe in taking care of issues before they become problems. This helps things run smoother and keeps our building occupants happier.

- **Any awards, recognition or special training?**

  During my employment at the SAHA, I was honored with the Employee of the Year award for my hard work and dedication to my job.

- **Hobbies/what do you enjoy doing during off hours?**

  In my spare time, I love riding the open roads on my Harley Davidson motorcycle. This is especially fun because my wife rides along with me on her motorcycle. I also help out with several community activities at my church. Each Christmas, I participate in the San Antonio Police Department Blue Angels Toys for Tots drive. Helping the children in our community is something I truly enjoy, and I volunteer for this as often as I can.

- **Family/children?**

  I have been married to my wife for 17 years wonderful years and have five children that I am very proud of. I have four daughters and one son. My son is a sergeant in the United States Air Force, and one of my daughters works for the San Antonio Police Department.

- **Advice you would share with those just entering or considering the trade?**

  I like to think that if you do well and do things with an open heart, God will bless you. I live my life as happy as can be, and I am thankful for everything I have been blessed with. □

A Message from the President

by Charles Mikolajczyk, Jr., CBE-M

Funny how time flies when you're having fun! As we prepare to break the 250 member milestone (if we have not already at the time of this printing), Kendal Langenberg/Voss Lighting/SAABE Membership Chair has been on a mission in his new role to fill up our new digs at the Embassy Suites. Way to go Kendal!

Wow, what a month October was! There was the American Light/FSG Dove Hunt, the Howell Crane Skeet Shoot/BBQ/Dove Hunt (Billy and company outdid themselves on this one), the SABOMA Open and a few other events that were attended by members. Thanks to all of the vendors and associations for putting on these events (as I like to call them) — a time and place to put work aside and simply enjoy the camaraderie.

Let us not forget how time flies when you're having fun as well. I am referring to the enjoyment experienced over the past 23 months as your President. However, there is a dark side to this office you may not be aware of…

For the most part, most of us only have a 30-day job. That is, most management agreements have a 30-day out that the landlord can exercise at any given time; thus, our employment can cease in 30 days. This little contractual language has plagued the SAABE Presidency for the past 13 years and affected the livelihoods of our five past Presidents. Please understand I thoroughly enjoy what I consider as my contribution to SAABE, but also understand if I may appear hesitant.

So, with this being said, if you or anyone you know is interested in the offices of the SAABE President, the 1st Vice President, 2nd Vice President or the Treasurer, please be sure and nominate a candidate at our upcoming nomination/election meetings! Also, be sure and show your support to the existing SAABE board. Mike Halvorsen, Tom Lasater, and JR Uresti have all been an integral part of the SAABE board!

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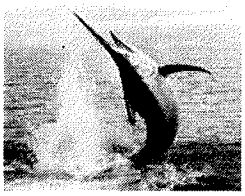
In moving forward into 2009, let us keep in mind that nominations are in order as well for the 2008 SAABE Building Engineer of the Year Award.

Another important milestone is that the 25th Anniversary of SAABE occurs in 2009. SAABE was created by John Bolt/Towers Life and Jim Stallings/Cypress Towers in 1984. Congratulations to everyone new and old on making SAABE what "we" are today! Come out and share the enthusiasm at our SAABE Holiday Social in December!

Also, thanks to SAWS for the informative presentation on backflow preventers and water conservation during the October luncheon.

Finally, thanks to everyone who has been attending and sending RSVP's to the luncheons. The attendance this year has been phenomenal (over 100 for the past four months)! Your efforts are greatly appreciated! Keep up the RSVP's, and thank you very much!

Till next time…FISH ON! □



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Welcome New Members!

Welcome to the following new SAABE members! Please make sure to add their information to your 2008 SAABE Membership Directory.

Vince Gross Graybar 4503 Perrin Creek SA,TX 78217 y (210) 240-3108 vince.gross@graybar.com	**Randy Ortiz** Cambridge Realty Services P.O. Box 15039 SA, TX 78212 y (210) 271-9813 pwittschen@cambridgerealty.com
Robert Hernandez Cambridge Realty Services P.O. Box 15039 SA, TX 78212 y (210) 271-9813 pwittschen@cambridgerealty.com	**Jonathan Sosa** Cambridge Realty Services P.O. Box 15039 SA, TX 78212 y (210) 271-9813 bdavis@cambridgerealty.com

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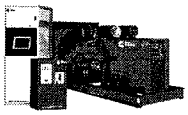

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Contacts:
Ronnie Shaner: rshanner@brandteng.com
David Felts: dfelts@brandteng.com
Matthew Dunn: mdunn@brandteng.com

Vendor Rep Report

by Allen Mangrum

I would like to thank once again all the vendors who have stepped up this year to provide an entire year with vendor sponsorship!!!!! ***Great Job***. On that note I would also like to thank all of the vendors who have committed for 2009. There are only five spaces left, so if you would like to book a month, please notify me at amangrum2@sbcglobal.net Or you can also contact Laura, and she can forward your information to me.

2008 has been a great year for SAABE, and 2009 promises to be yet an even greater year. Vendors, please remember to ask engineers you deal with in your daily duties if they are indeed SAABE members and if they attend any of the functions. If they are not members, please refer them to the website (www.saabe.org) and/or any member of your board and we will follow up with them with a free lunch to "***try us out.***"

In closing, please remember to RSVP!! I will also remind you that if you RSVP and do not attend without giving at least 24 hours notice, you will be invoiced.

Have a great Thanksgiving! □

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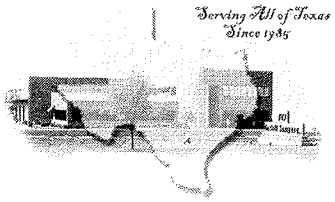

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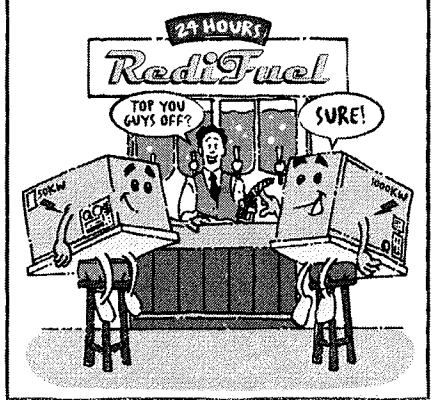

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SAABE 2009 Dues Increase

The SAABE Board of Directors has voted in a dues increase, effective November 2008 (for 2009 dues). This increase is due to rising costs and our new meeting venue (larger and nicer space, but more expensive). SAABE's last dues increase was in November 2003.

Please review and make note of the following changes in anticipation of your 2009 budgets (dues invoices will be issued in November):

One Member (Regular or Associate)	$220
Two Members (each)	$175
Three or more (each)	$155

These increases reflect an average of 4% per year since the last change, and these rates should remain for some time into the future as we continue to expand our knowledge base and continued growth.

Thank each of you for your support and understanding. Please contact anyone on the Board of Directors if you have questions. □

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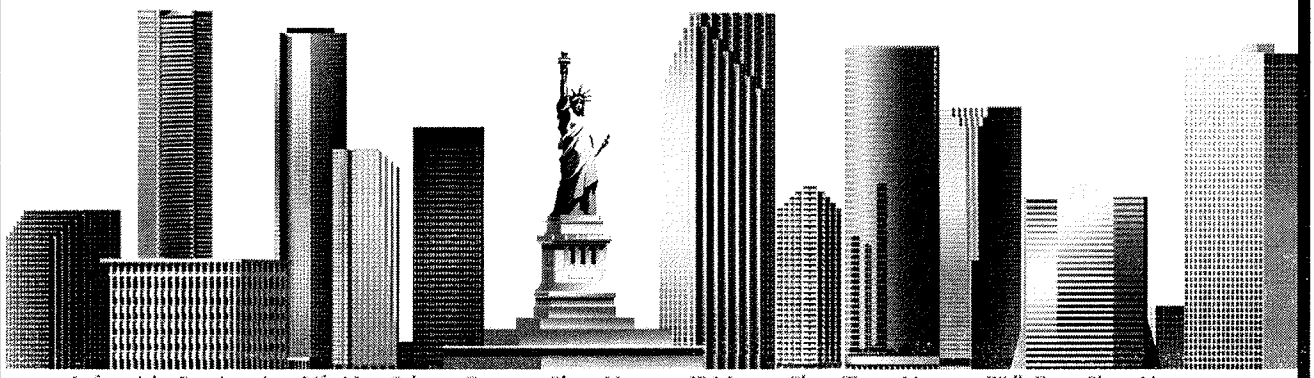

Left to right: Pan American Life, New Orleans; Greenway Plaza, Houston; JP Morgan Chase Tower, Houston; Wells Fargo Plaza, Houston; San Felipe Plaza, Houston; Seagram Building, New York City; The Statue of Liberty, Liberty Island; Wachovia Financial Center, Miami; One Brickell Square, Miami; 1400 Smith Street, Houston; 1100 Louisiana, Houston; Five Post Oak Park, Houston; One Shell Square, New Orleans

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October Lunch Summary

by Robert Andrews, Jr.

The October SAABE luncheon was sponsored by SAWS. If you missed the meeting, you missed out on a lot of information concerning backflow prevention, conservation, and even rebates.

The importance of backflow prevention was realized back in 1944 when a ship was being filled at a harbor and a fire in the city started. The demand for water at the fire was so great that the tank of the ship was unknowingly emptied, and contaminated water was introduced into the city's drinking water. The end result was Legionnaire's disease. Now, prevention is mandatory, and SAWS requires that all backflow preventers be University of Southern California-approved. It is easy to find out if a preventer is approved by looking for a "USC" printed on the device. Not only does proper backflow prevention help to keep us all safe from bacteria, but it will also keep fleas out of your drinking glass.

Sometimes, multiple preventers are required on a property. Besides the obvious cooling tower/chiller, fire sprinkler, and irrigation, there are also some types of tenant equipment for which prevention is necessary. For instance, if a pedicure station in a nail salon is improperly used and water is shut off, the backflow device at the meter will keep the dirty water out of the main city line but not out of the drinking fountain down the hall. For more information on backflow requirements, visit www.saws.org/backflow.

SAWS also spoke about their conservation projects. Since the 1980's there are 40% more SAWS customers. However, with the increase in users, the city is still using the same amount of water. The average water usage per person is 240 gallons. Right now, we are each using 138 gallons, but if everyone works together with SAWS help the projected usage, in eight years it will be down to 116 gallons. There are many simple things that each of us can do at home such as low-flow toilets, faucets, and showers. In a commercial setting, the same things will work, and SAWS is willing to help with turn-key toilet change-outs for commercial buildings if they meet certain requirements. This means that SAWS will do all the work for you, and you will use 25% to 30% less water. This is on top of several other programs that are offered.

We were also reminded to keep our cooling towers in shape. The rules are no less than four cycles. If you dip below four, you will loose your flat rate on your bill and may also get a water-waster ticket. The time is also coming up for the Irrigation Audit paper work to be filled out. If your building is located on more than five acres of land, you must fill out this paperwork every year.

Don't miss out on the next SAABE luncheon on the 19th. Please remember to RSVP to Laura.□

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editor's note: Back by popular demand! Charles has updated some of his Tech Talk *columns from years past. Enjoy!*

Tech Talk #7

Would You Relay That One More Time?

by Charles Mikolajczyk, Jr., CBE-M

A relay controlling a relay, which controls a relay! Does this sound confusing? It is, but it could be worse. Now days every device is probably controlled by some type of relay, it may be an on delay, off delay, interval delay, etc. This is probably associated with, "well, it worked OK on the blueprint," but we'll poke fun at this later. There are a multitude of variations available, I'll try to cover a few of the most common along with how they operate and some typical uses of such.

On Delay

For an On Delay timing relay, the time delay begins when control power is applied. When the time delay has elapsed, the output contacts will close. Typically, the control power must be removed to reset the relay. This type of relay could be used where a pneumatic-actuated valve is installed on the suction or discharge side of a pump, and you would want time for this valve to open before the pump starts.

Off Delay

For an off delay timing relay, the control power must be applied continuously. When a normally open control switch is

(Continued on page 9)

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Tech Talk (continued)

(Continued from page 8)
closed, the output contacts are closed. When the control switch is reopened, the time delay begins. When the time delay has elapsed, the output contacts will open. A typical application would be when you want the primary chilled water pump(s) to run x amount of time after the chillers stop to reduce the possibilities of freezing any tubes.

One Shot

For a Momentary Input Interval timing relay, the control power must be applied continuously. When a normally open control switch is momentarily closed, the time delay begins and the output contacts close. When the time delay has elapsed, the output contacts will open. Installations of this type of relay may be found in most shunt trip circuits, older generation pH controllers and time delaying the parking garage gates after a vehicle enters the detection area, etc.

Interval

For a Maintained Input Interval timing relay, the time delay begins and the output contacts close when the control power is applied. When the time delay has elapsed, the output contacts will open. Control power must be removed in order to reset the relay. Relays of this type may be found on infrared humidifier pan make-up valves so that the pan has a sufficient amount of water.

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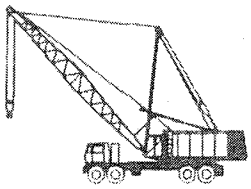

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SAABE Going Green Forum/Group

For those engineers who are involved with or interested in the Energy Star Rating Program or have moved onto the LEED-EB (Leadership in Energy and Environmental Design for Existing Buildings), this is the group for you. This forum/group has engineers and vendors that have experience with these programs and are available to assist you in getting started, answering questions or explaining different aspects of these programs. They are also familiar with energy saving ideas for power, HVAC, landscaping and recycling.

The group has recently developed its mission statement and plan. They are below.

THE MISSION

1) To assist and educate SAABE engineers on the many energy saving and conservation programs for lighting, water conservation, and recycling systems available to upgrade & update properties for greater profitability.

2) To inform SAABE engineers of these programs already completed on the properties in the San Antonio area and to open access to the engineers who have initiated the projects, the details involved, and the payback numbers.

Continued on page 11

SAABE Going Green Forum (continued)

Continued from page 10

3) To work with engineers who have begun the Energy Star program or the LEED – O/M (operation and maintenance) or – E/B (existing buildings) programs for assistance in, education with, and encouragement with their completion.

4) To cooperate & work in concert with the SABOMA Green Committee to meet the 7 Point Challenge given by BOMA International with the first point a 30% reduction in energy consumption by 2010.

THE PLAN

1) Newsletter articles on areas of interest expressed to the Going Green Group.

2) Seminars to update and educate SAABE Engineers on current issues and topics.

3) Survey the SAABE membership for energy saving upgrades, lighting retrofits, water conservation programs, and other programs reducing energy consumption.

4) List engineers who have completed these programs along with details and payback for assistance to other interested SAABE engineers.

If you have any questions, please call Tom Lasater at 771-5824. For additional information visit www.energystar.gov www.usgbc.org. □

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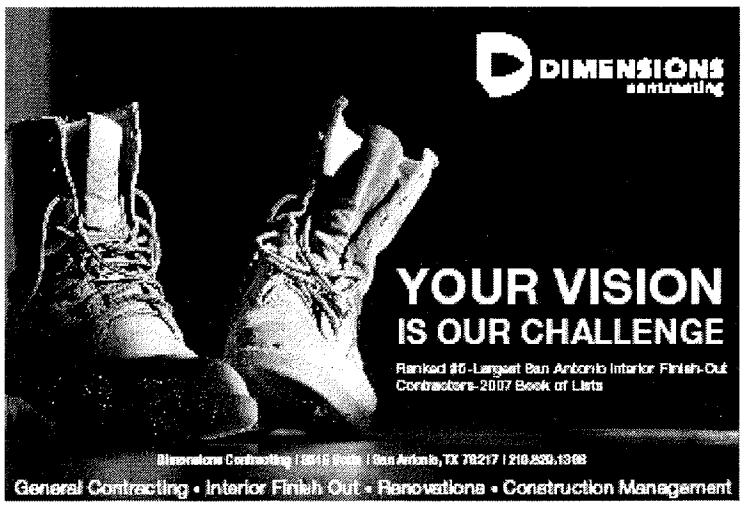

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SAABE TIMES
November Issue

Final Thought:

"Talent hits a target no one else can hit, while genius hits a target that no one else can see." - German philosopher Arthur Schopenhauer

2008 Board of Directors

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Vendor Representative

Bob Beal 830-868-4749
Past President

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

November Membership Meeting:
Wednesday, November 19

"Oak Wilt"
Sponsored by Preferred Tree Care
Embassy Suites Hotel
(7750 Briaridge)
11:30 am

Upcoming Program:
Wednesday, December 17
Board Elections/Year End Awards

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